

CASEY'S General Store

PROPOSED SITE AT FRANKLIN, INDIANA

LEGAL DESCRIPTION

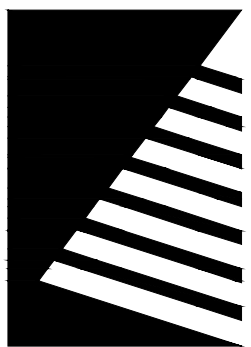
LOT NUMBERED 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, AN ADDITION TO THE CITY OF FRANKLIN AS RECORDED IN PLAT CABINET D, PAGES 423 A & B, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR AS RECORDED OCTOBER 28, 2002, AS INSTRUMENT #2002-035915, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR RECORDED NOVEMBER 01, 2002, AS INSTRUMENT NUMBER 2002-036753 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.



VICINITY MAP

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SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
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GROUP

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ISSUE:
Date: Description:

PROJECT:

CASEY'S
MARKETING COMPANY

CITY OF FRANKLIN
JOHNSON CO., INDIANA

Date: 10-28-15

Design/Drawn: GAB

Reviewed: PJM

Book No.: - Field: -

SHEET TITLE:

COVER

SHEET NUMBER:

1
of 13

Project No.: 151019.02

EXISTING UTILITIES

CITY OF FRANKLIN:
JOE MCGUINNESS, MAYOR
PH. 877-736-3602

KRISTA LINKE,
COMMUNITY DEVELOPMENT
DIRECTOR
PH. 877-736-3631
70 E. MONROE STREET
FRANKLIN, IN 46131

CITY OF FRANKLIN PLANNING
AND ENGINEERING DEPT.:
TRAVIS UNDERHILL, CITY ENGR.
PH. 877-736-3631

JOANNA MYERS, SENIOR
PLANNER
PH. 877-736-3631
70 E. MONROE STREET
FRANKLIN, IN 46131
PH. 877-736-3631

PUBLIC WORKS DEPT.:
RICK LITTLETON,
SUPERINTENDENT
796 S. STATE STREET
FRANKLIN, IN 46131
PH. 888-736-3640

GAS:
BOB ROGGE
VECTREN
185 AGRICO LANE
SEYMOUR, IN 47274
PH. 800-227-1376

PHONE / CABLE SERVICE:
FRONTIER COMMUNICATIONS
PH. 812-522-7871

WATER:
INDIANA AMERICAN WATER
2501 ENDRESS PLACE
GREENWOOD, IN 46143
PH. 317-881-0270

ELECTRIC:
DUKE ENERGY
2515 N. MORTON STREET
FRANKLIN, IN 46131
PH. 317-736-2031

INDIANA DEPARTMENT OF
TRANSPORTATION
SEYMOUR DISTRICT OFFICE
ANTHONY MCCLELLAN
185 AGRICO LANE
SEYMOUR, IN 47274
PH. 877-305-7611

SANITARY SEWER
CITY OF FRANKLIN WASTE
WATER TREATMENT PLANT
706 S. STATE STREET
FRANKLIN, IN 46131
PH. 888-736-3640

BENCHMARKS

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED FROM A GPS OBSERVATION.

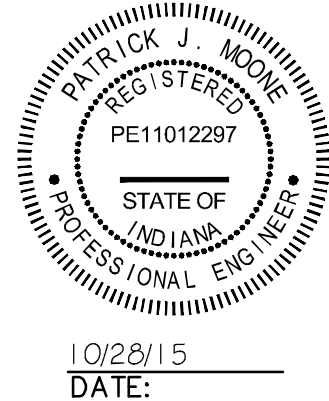
BM# 104: SET RAILROAD SPIKE IN SECOND UTILITY POLE WEST OF US 31 ON SOUTH SIDE OF EARLYWOOD DR., ELEVATION = 777.37 FEET.

BM# 103: SET RAILROAD SPIKE IN FIRST UTILITY POLE NORTH OF EARLYWOOD DRIVE ON WEST SIDE OF US 31, ELEVATION = 778.11 FEET.

BM# 106: SET CHISELED SQUARE ON EAST MOST LIGHT POLE BASE ON SOUTH SIDE OF CARWASH PROPERTY, BEING ON LOT 2 OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, ELEVATION = 777.62 FEET.

PREPARED BY:

FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, IL 61821



DATE: 10/28/15

Patrick J. Moone
PATRICK J. MOONE
INDIANA PROFESSIONAL ENGINEER NO. 11012297
EXPIRES 07/31/16

DEVELOPER:

CASEY'S MARKETING COMPANY
ONE CONVENIENCE BOULEVARD
P.O. BOX 3001
ANKENY, IOWA 50021
515-965-6100



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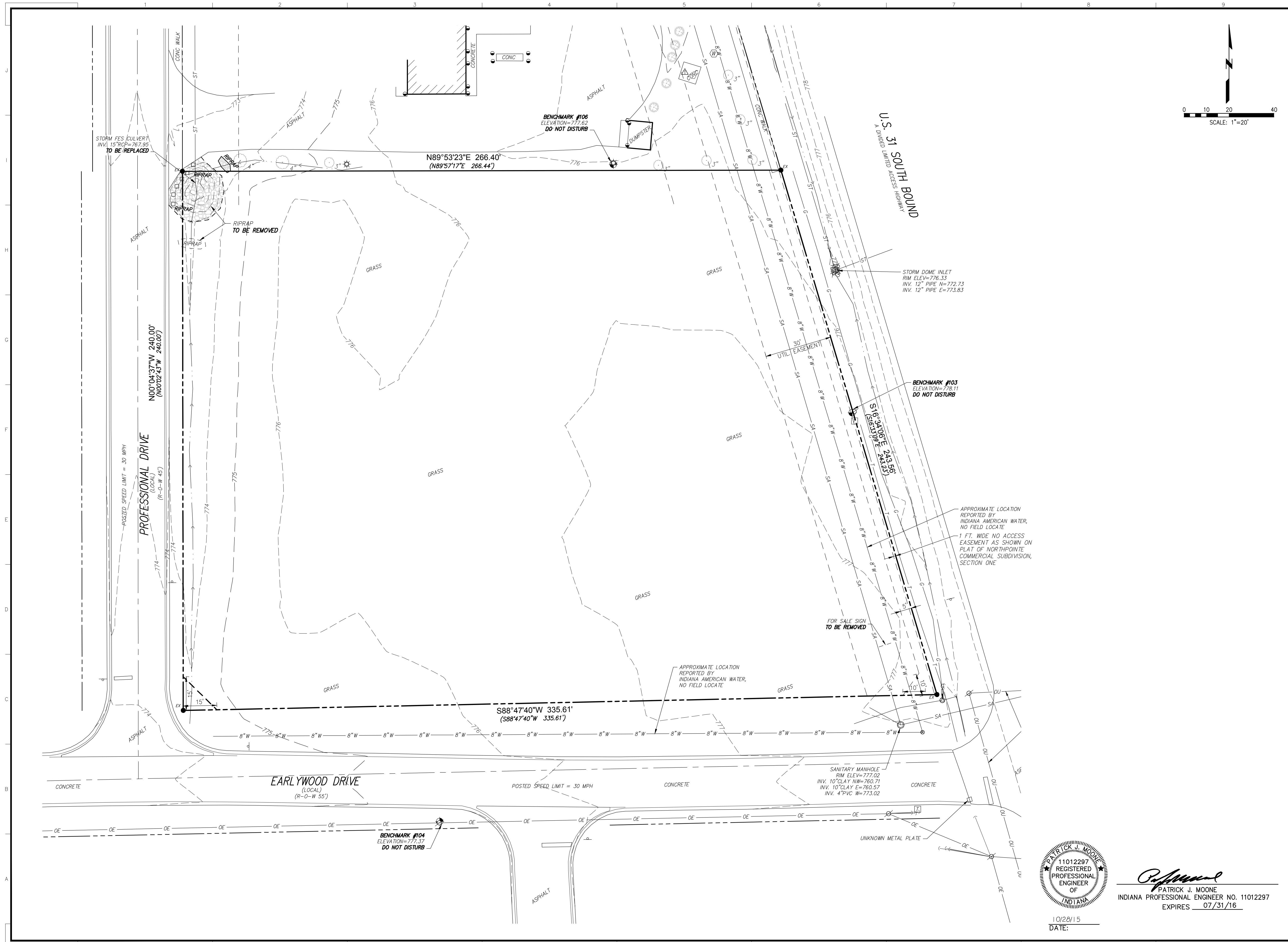
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CASEY'S
MARKETING COMPANY

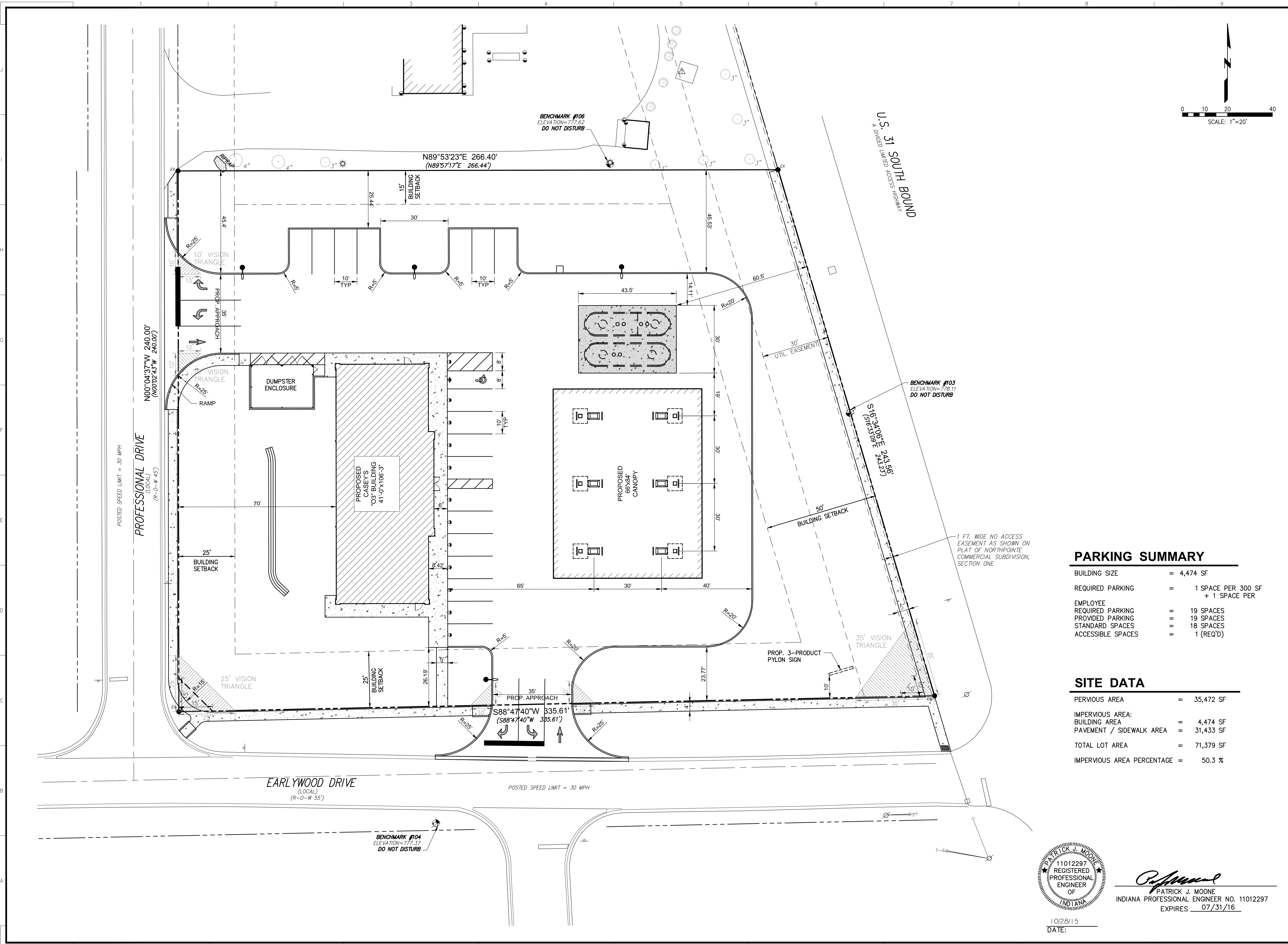
EXISTING TOPOGRAPHY & DEMOLITION PLAN

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of 13

Project No.: 151019.02



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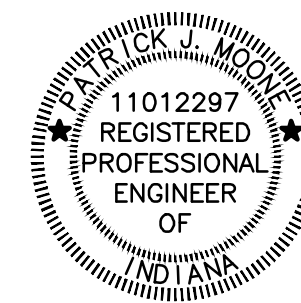


PARKING SUMMARY

BUILDING SIZE	=	4,474 SF
REQUIRED PARKING	=	1 SPACE PER 300 SF + 1 SPACE PER
EMPLOYEE REQUIRED PARKING	=	19 SPACES
PROVIDED PARKING	=	19 SPACES
STANDARD SPACES	=	18 SPACES
ACCESSIBLE SPACES	=	1 (REQ'D)

SITE DATA

PERVIOUS AREA	=	35,472 SF
IMPERVIOUS AREA:		
BUILDING AREA	=	4,474 SF
PAVEMENT / SIDEWALK AREA	=	31,433 SF
TOTAL LOT AREA	=	71,379 SF
IMPERVIOUS AREA PERCENTAGE	=	50.3 %



10/28/15
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EXPIRES 07/31/16



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CITY OF FRANKLIN
JOHNSON CO., INDIANA

Date: 10-28-15
Design/Drawn: GAB
Reviewed: PJM
Book No.: 116 Field: JL / RN

SHEET TITLE:

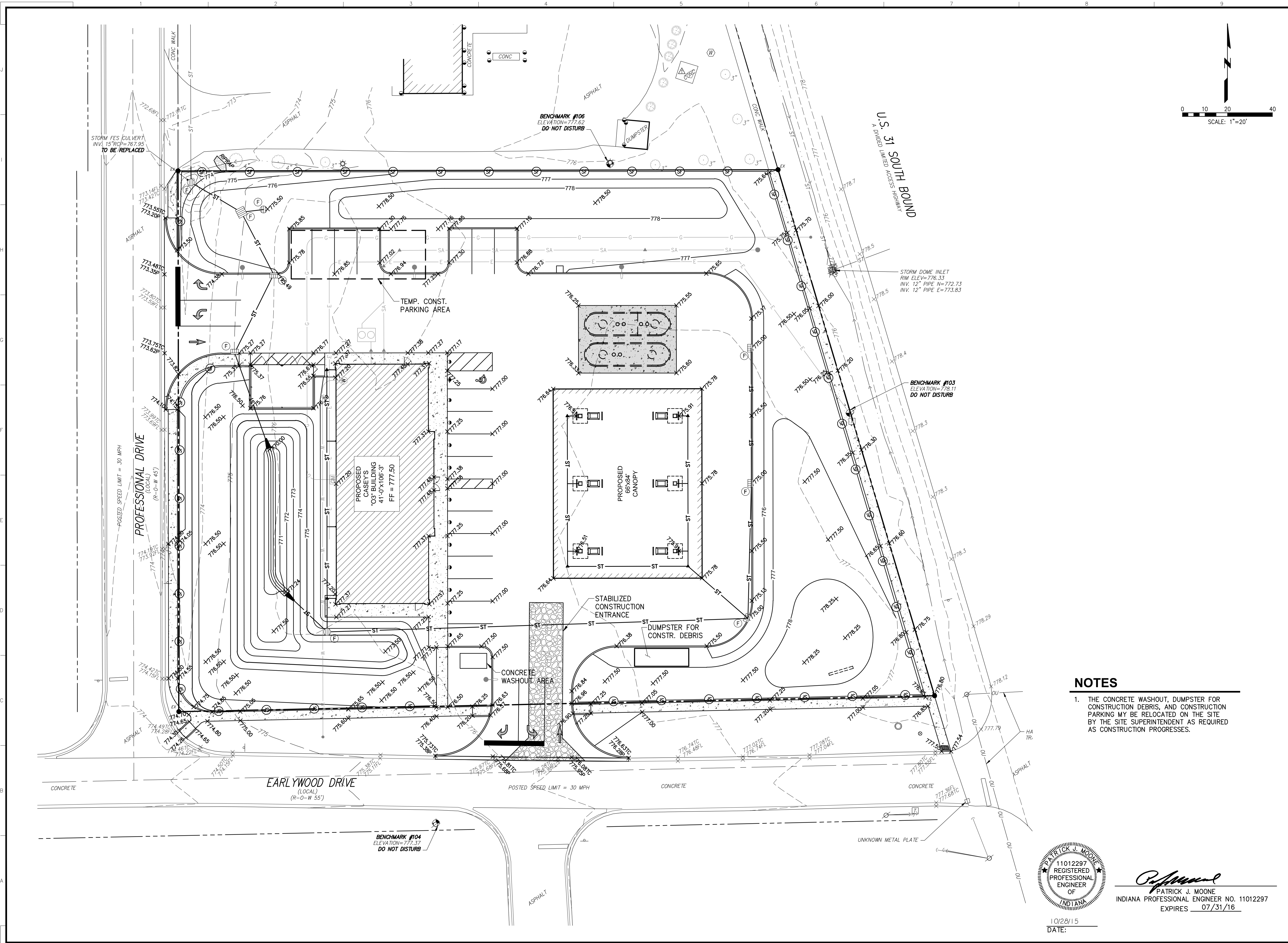
LAYOUT PLAN

SHEET NUMBER:

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of 13

Project No.: 151019.02

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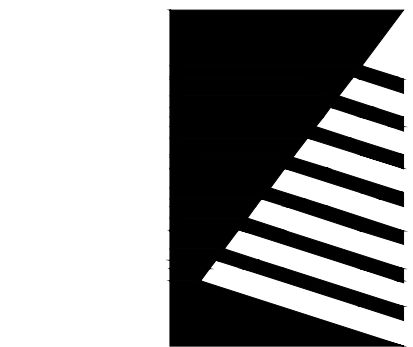
NOTES

1. THE CONCRETE WASHOUT, DUMPSTER FOR CONSTRUCTION DEBRIS, AND CONSTRUCTION PARKING MAY BE RELOCATED ON THE SITE BY THE SITE SUPERINTENDENT AS REQUIRED AS CONSTRUCTION PROGRESSES.



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EXPIRES 07/31/16

10/28/15
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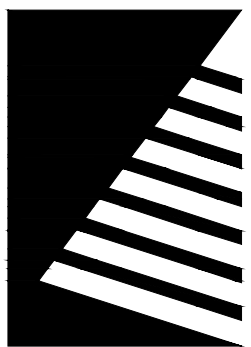
SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

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Project No.: 151019.02



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SHEET TITLE:

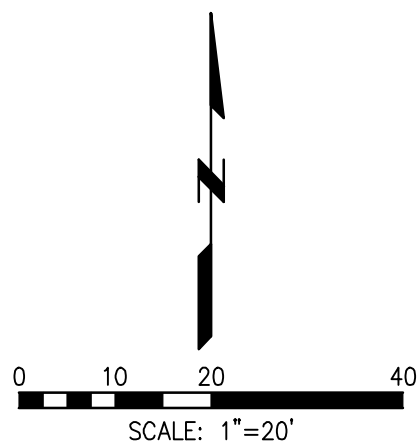
UTILITY PLAN

SHEET NUMBER:

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of 13

Project No.: 151019.02



STORM SEWER DATA

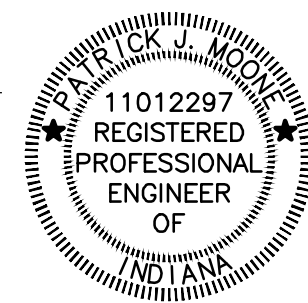
ST - ES 1.0 INDOT END SECTION INV 18" = 771.24	ST - CB 2.0 INDOT INLET TYPE A (SQUARE) W/TYPE 2 FRAME & GRATE GRATE = 773.00 INV 15" = 767.95 INV 12" = 767.20
ST - MH 1.1 INDOT TYPE A MANHOLE W/ TYPE 4 FRAME & GRATE RIM = 775.25 INV 8" = 773.78 INV 18" = 771.31 INV 18" = 771.31	ST - CB 2.1 INDOT INLET TYPE M W/TYPE 7 FRAME & GRATE GRATE = 776.50 INV 12" = 769.43 INV 8" = 772.90 INV 21" = 769.43
ST - CB 1.2 INDOT INLET TYPE R (SQUARE) W/TYPE 13 FRAME & GRATE GRATE = 775.00 INV 8" = 772.30 INV 18" = 772.05 INV 12" = 772.08	ST - CB 2.2 INDOT INLET TYPE J W/TYPE 10 FRAME & GRATE TOP OF CURB = 775.90 GRATE = 775.40 INV 21" = 769.58 INV 21" = 769.58
ST - CB 1.3 INDOT INLET TYPE R (SQUARE) W/TYPE 13 FRAME & GRATE GRATE = 775.00 INV 12" = 772.50 INV 12" = 772.50	ST - CB 2.3 INDOT INLET TYPE J W/TYPE 10 FRAME & GRATE TOP OF CURB = 775.70 GRATE = 775.20 INV 21" = 769.77 INV 21" = 769.77
ST - CB 1.4 INDOT INLET TYPE R (SQUARE) W/TYPE 13 FRAME & GRATE GRATE = 775.00 INV 12" = 772.75	ST - ES 2.4 INDOT END SECTION INV 21" = 770.00
ST - CO 4 CLEAN-OUT CAP = 776.56 INV 6" = 774.05	ST - CB 2.5 INDOT INLET TYPE A W/TYPE 2 FRAME & GRATE GRATE = 775.50 INV 8" = 773.00
ST - CO 3 CLEAN-OUT CAP = 776.56 INV 6" = 773.70 INV 6" = 773.70	ST - CO 5 CLEAN-OUT CAP = 777.10 INV 6" = 774.00
ST - CO 2 CLEAN-OUT CAP = 775.85 INV 6" = 773.35	ST - CO 6 CLEAN-OUT CAP = 777.10 INV 6" = 774.50
ST - CO 1 CLEAN-OUT CAP = 775.85 INV 8" = 772.80 INV 6" = 772.95	

SANITARY SEWER DATA

SA-CO #1 CLEAN-OUT CAP = 776.90 INV. 6" = 772.12	SA-CO #4 CLEAN-OUT CAP = 777.28 INV. 6" = 774.28
SA-CO #2 CLEAN-OUT CAP = 777.65 INV. 6" = 773.25	SA-CO #5 CLEAN-OUT CAP = 777.38 INV. 6" = 774.28
SA-CO #3 CLEAN-OUT CAP = 777.55 INV. 6" = 773.35	

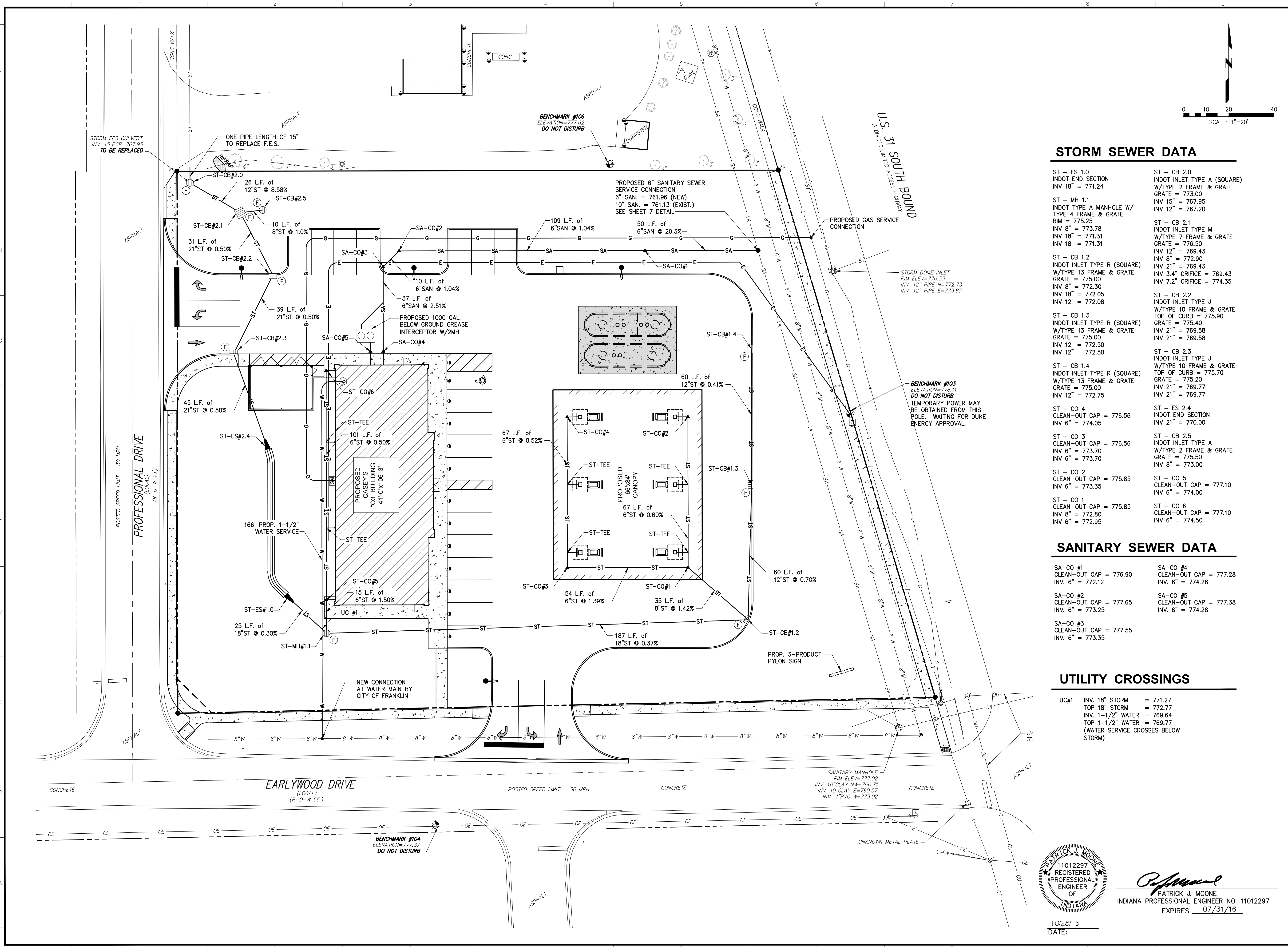
UTILITY CROSSINGS

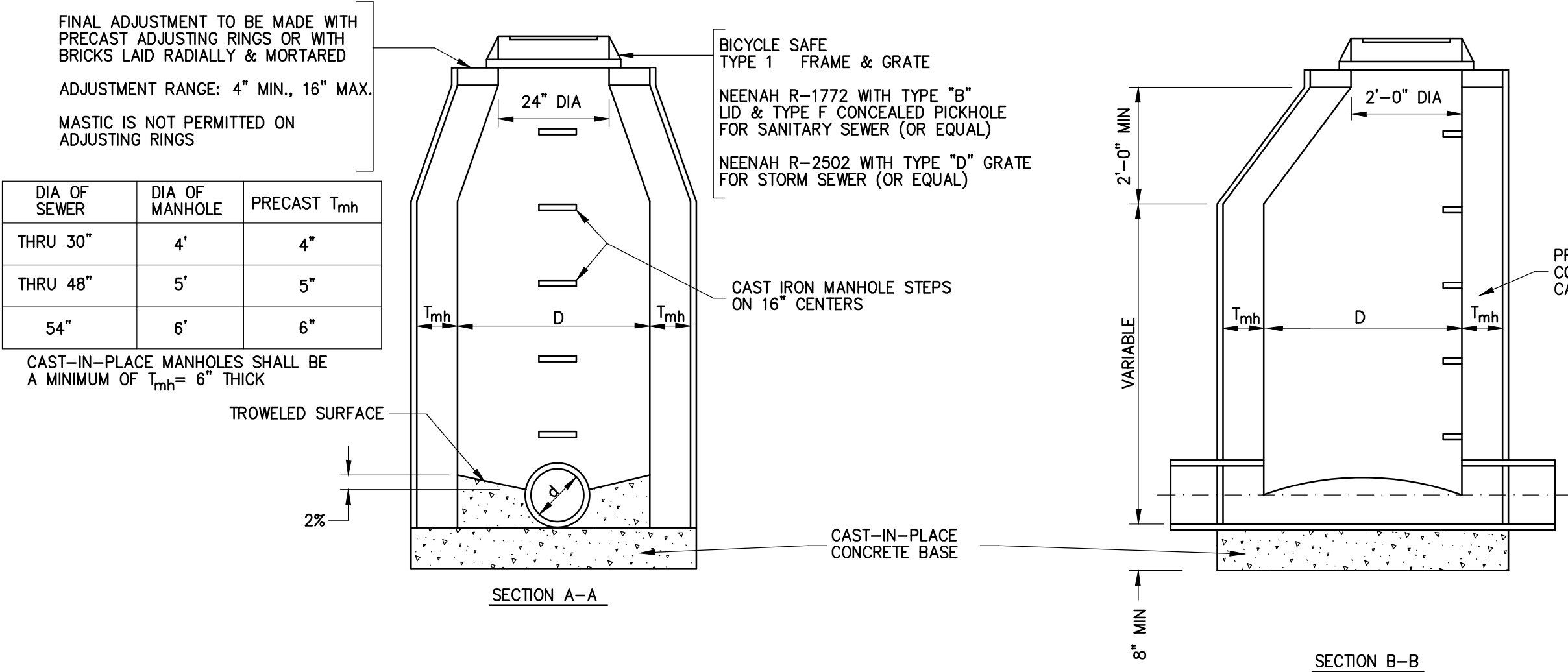
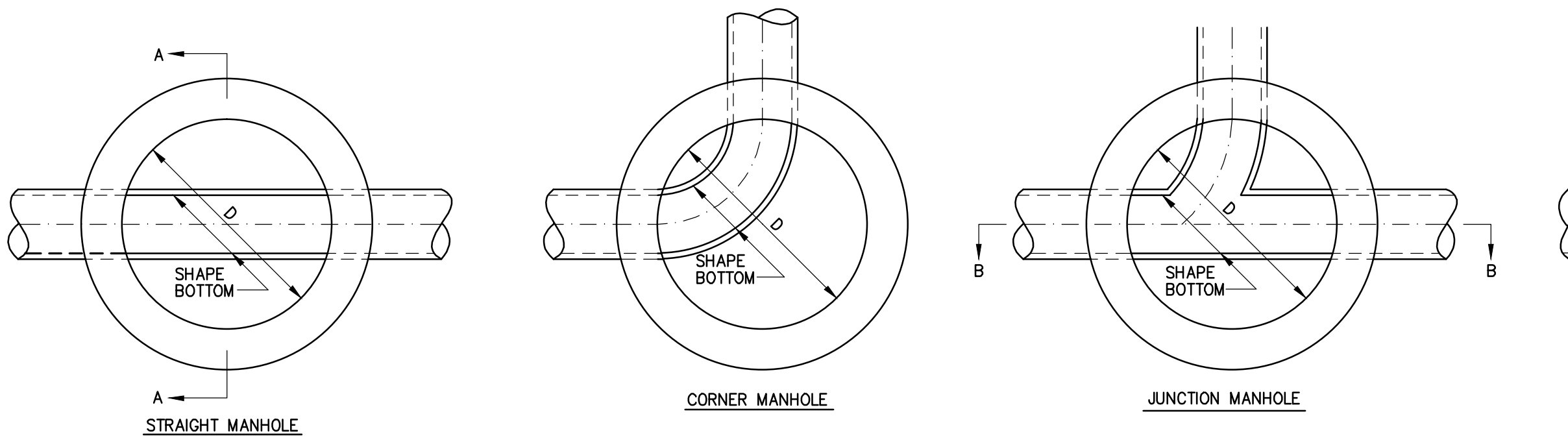
UC#1	INV. 18" STORM = 771.27
	TOP 18" STORM = 772.77
	INV. 1-1/2" WATER = 769.64
	TOP 1-1/2" WATER = 769.77
	(WATER SERVICE CROSSES BELOW STORM)



10/28/15
DATE:

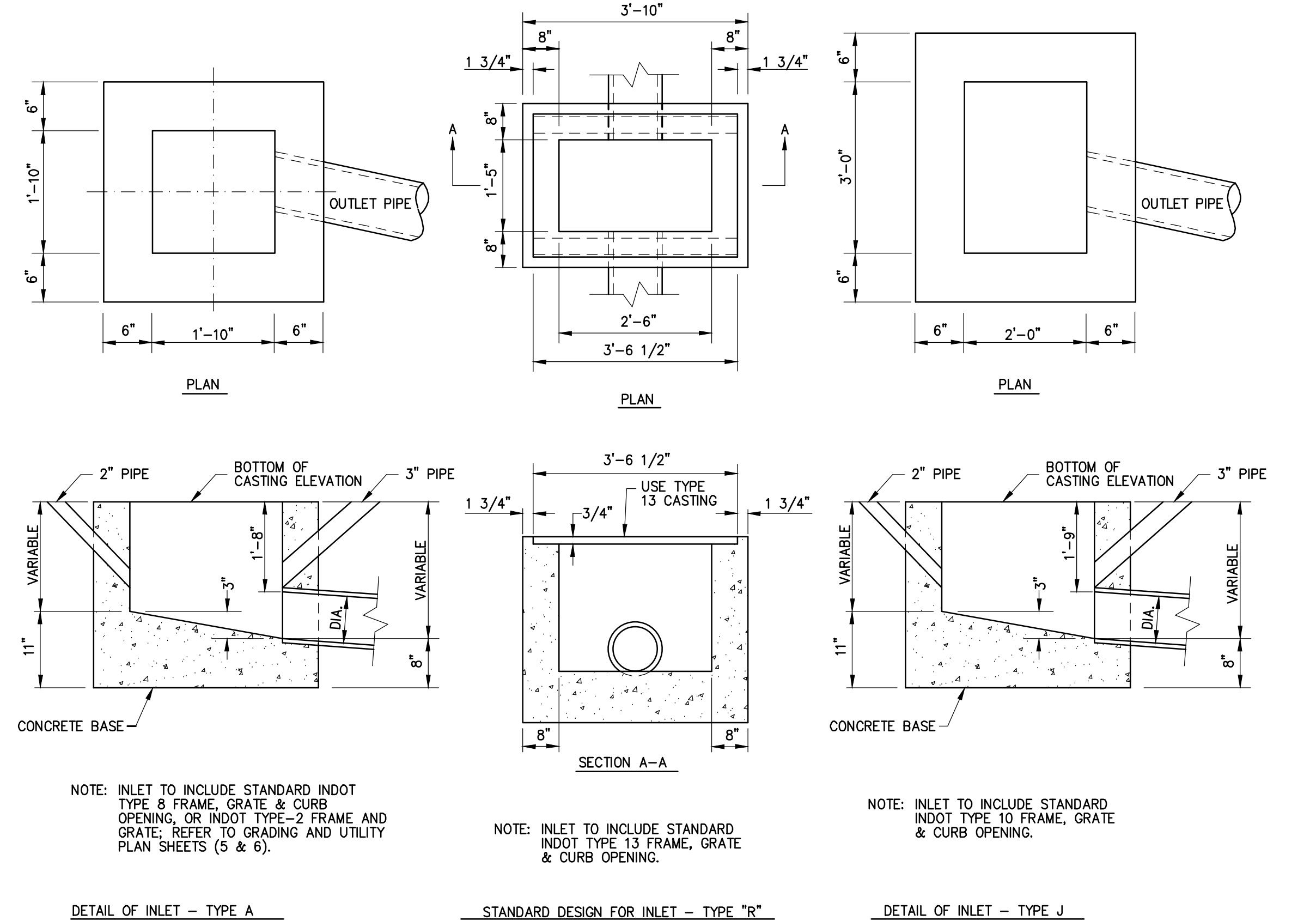
Patrick J. Moone
PATRICK J. MOONE
INDIANA PROFESSIONAL ENGINEER NO. 11012297
EXPIRES 07/31/16





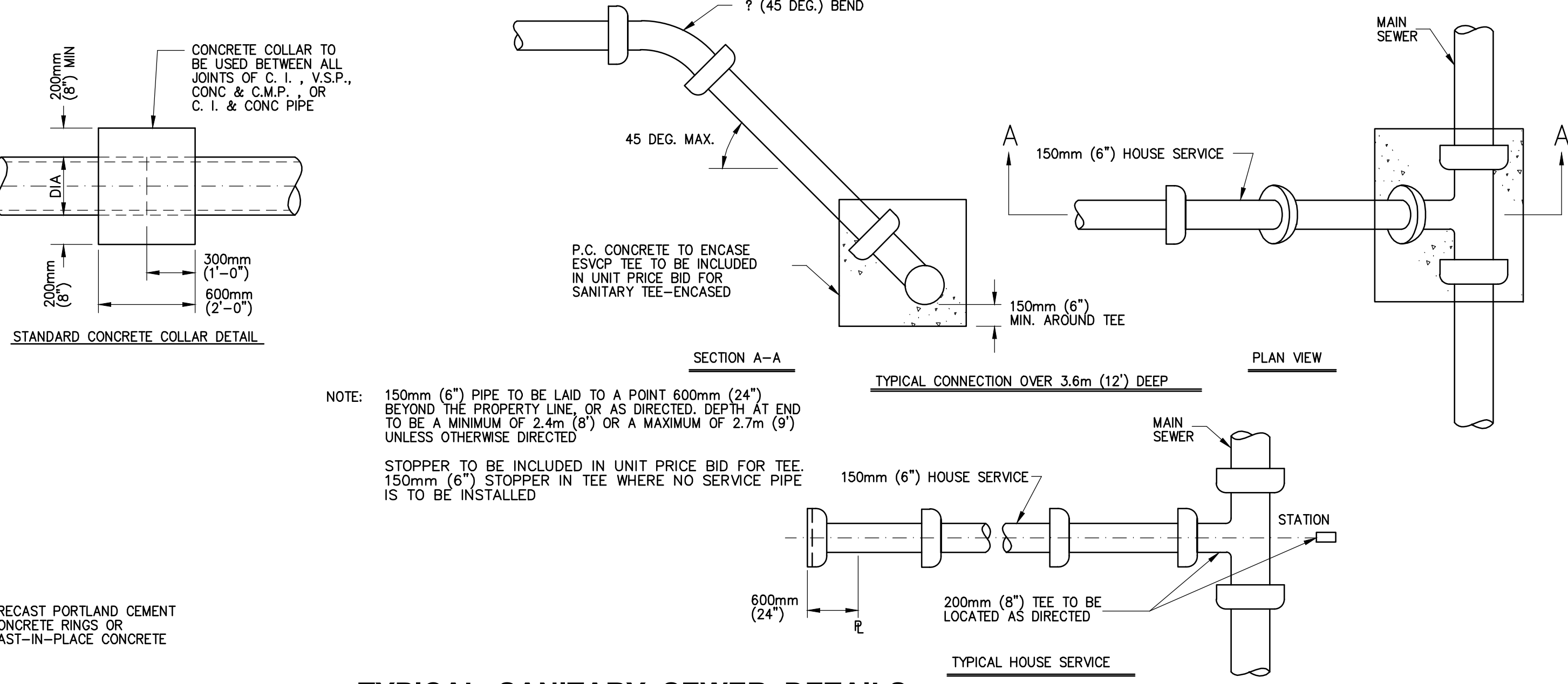
STANDARD MANHOLE PLANS & SECTIONS

NOT TO SCALE



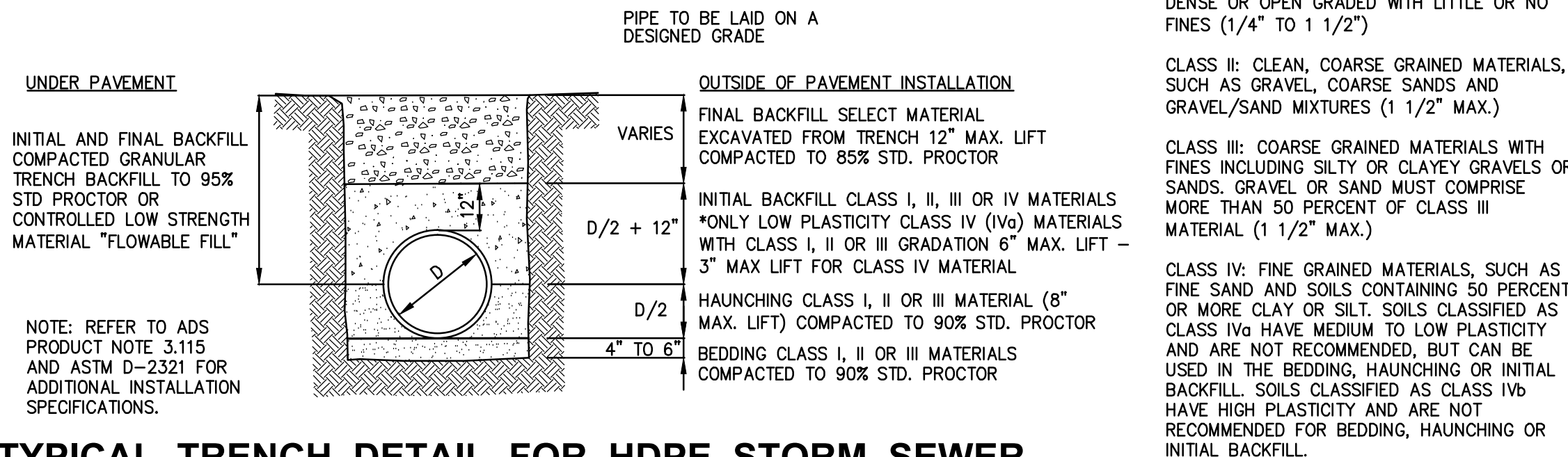
STANDARD INLET DESIGN - TYPES 'A', 'J' & 'R'

NOT TO SCALE



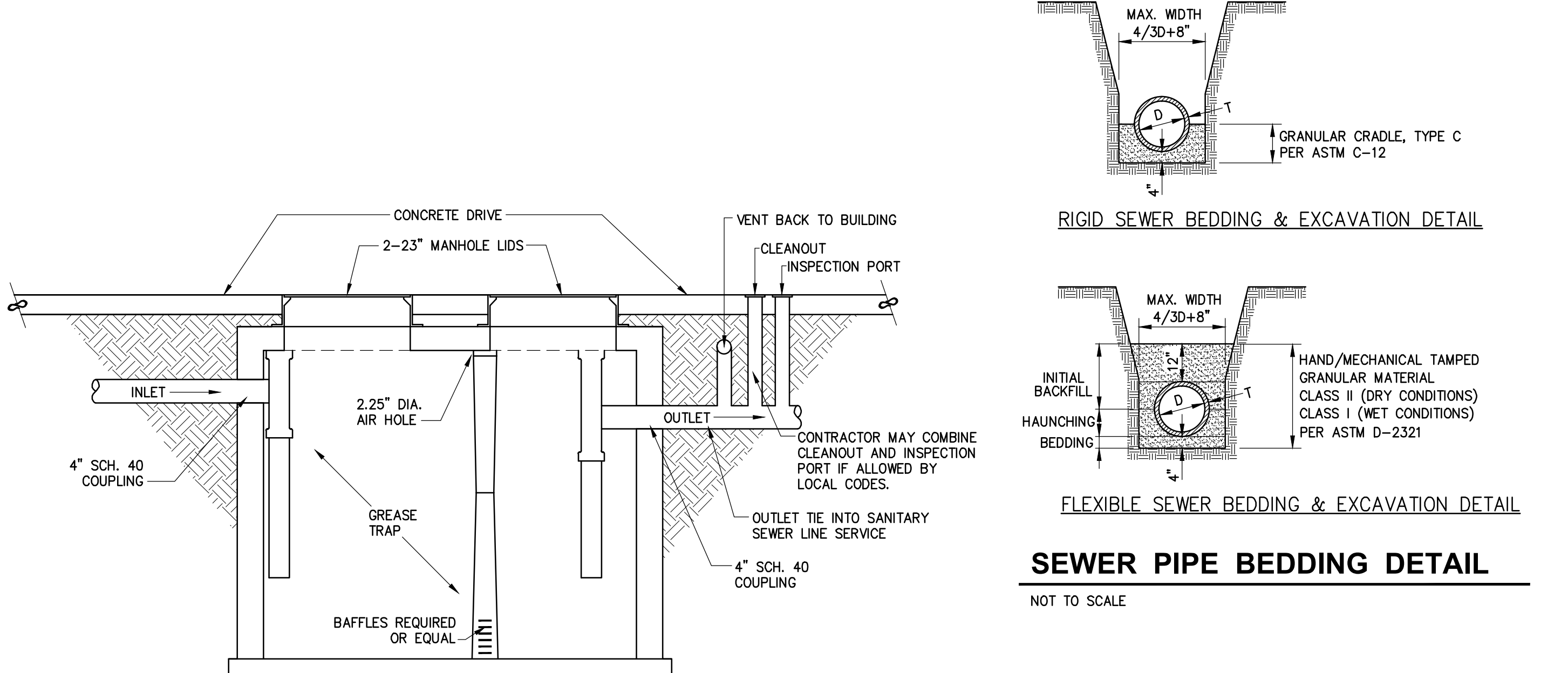
TYPICAL SANITARY SEWER DETAILS

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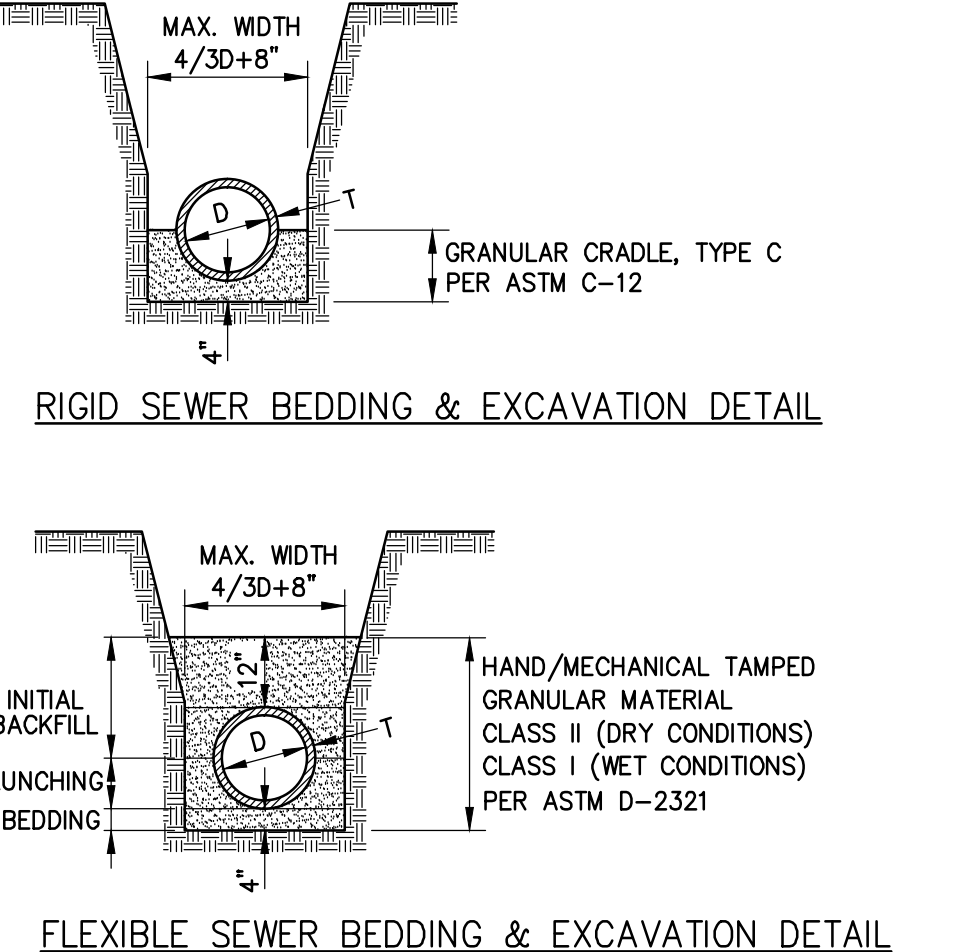
TYPICAL TRENCH DETAIL FOR HDPE STORM SEWER

NOT TO SCALE



GREASE TRAP DETAIL

NOT TO SCALE



SEWER PIPE BEDDING DETAIL

NOT TO SCALE

Professional Engineer Seal for Patrick J. Moone, Indiana Professional Engineer No. 11012297, Expires 07/31/16.



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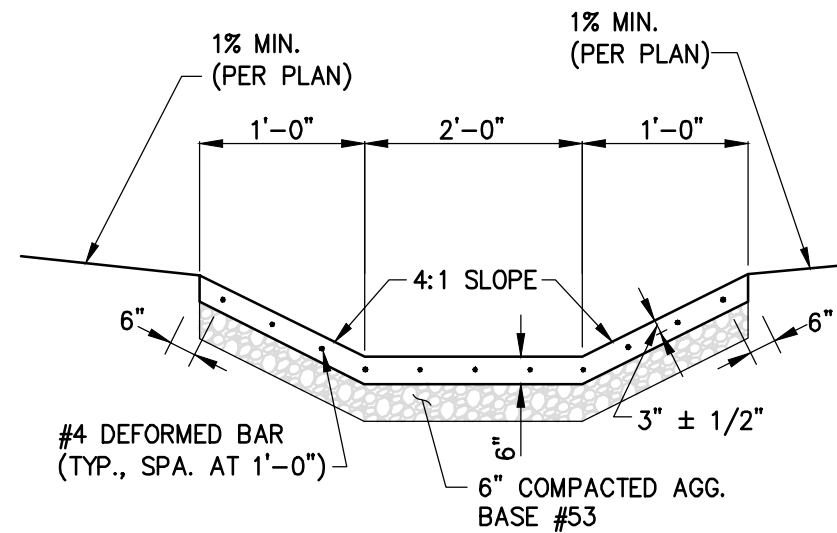
SANITARY & STORM SEWER DETAILS

SHEET NUMBER:

7 of 13

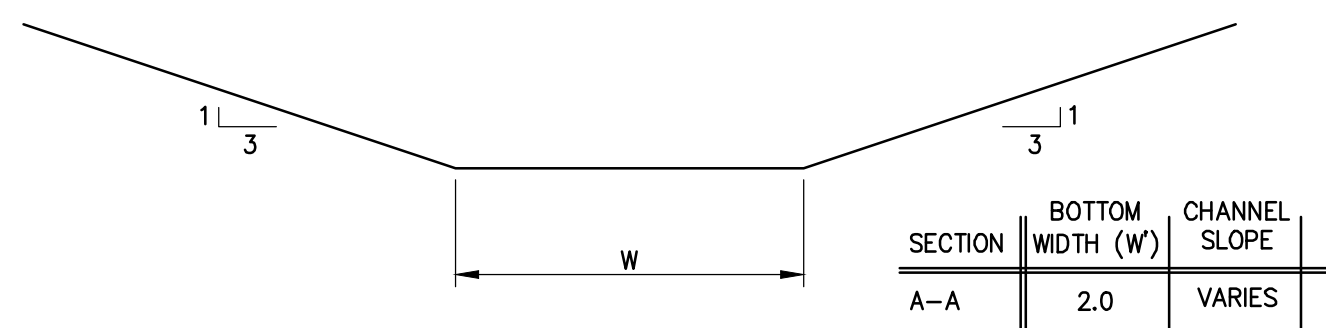
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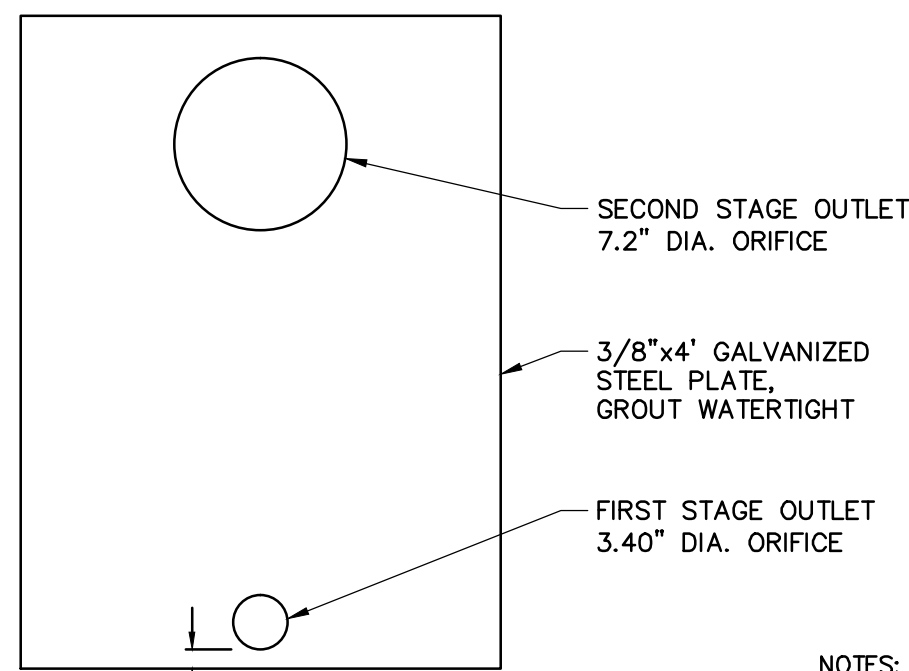
ELEVATION VIEW
CONCRETE CHANNEL DETAIL

NOT TO SCALE

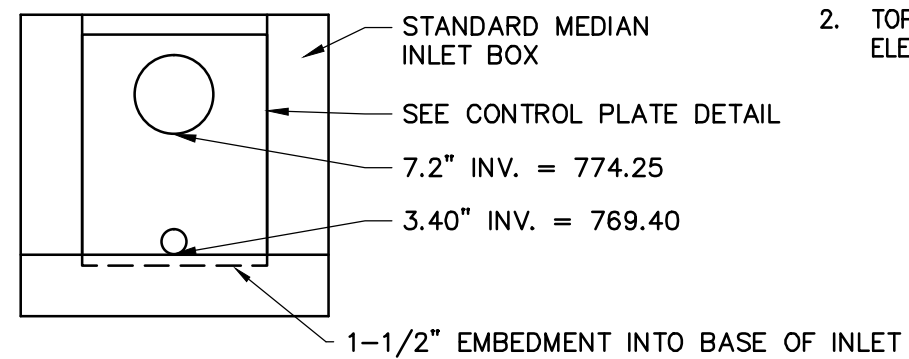


TYPICAL DITCH SECTION DETAIL A-A

NOT TO SCALE



CONTROL PLATE DETAIL

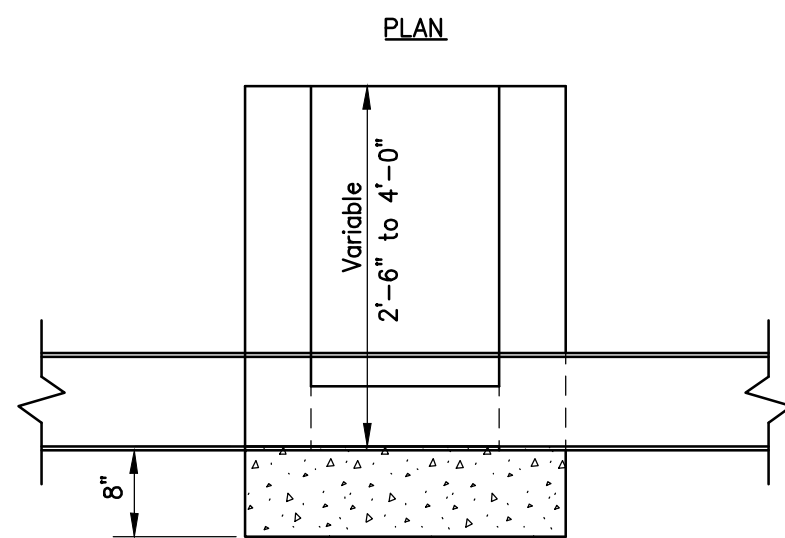
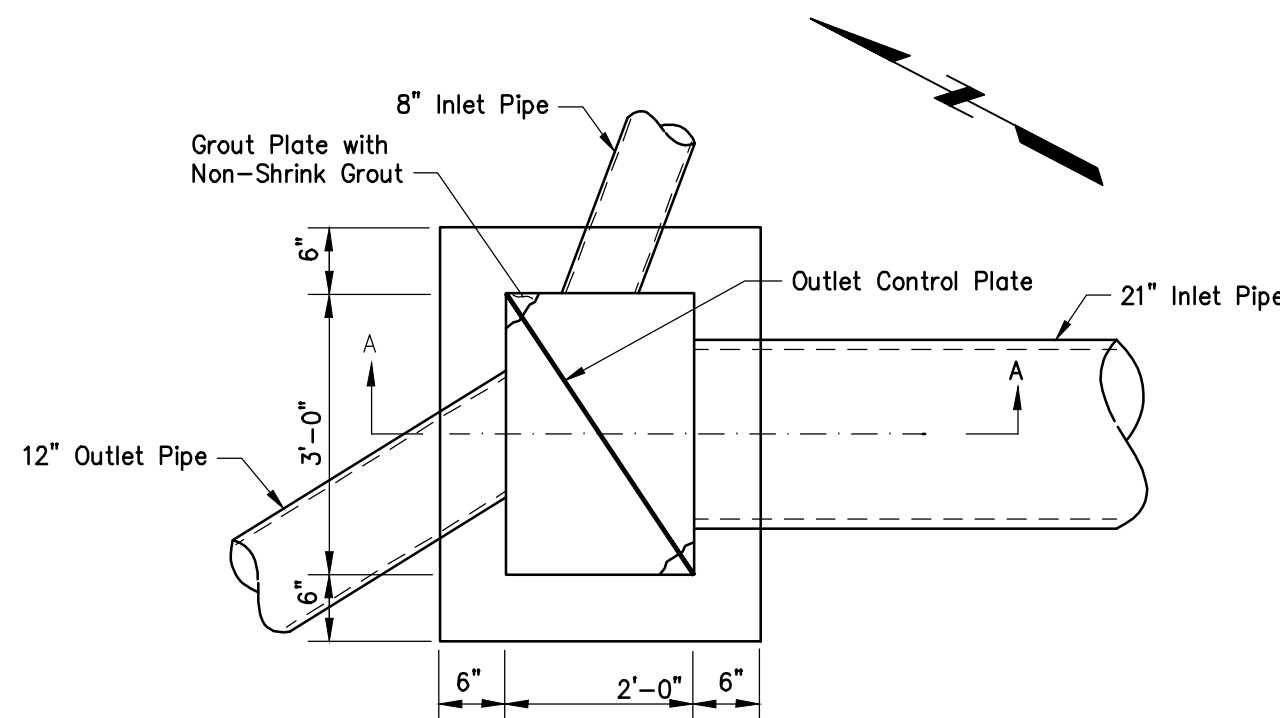


OUTLET CONTROL MANHOLE 1.1 DETAIL

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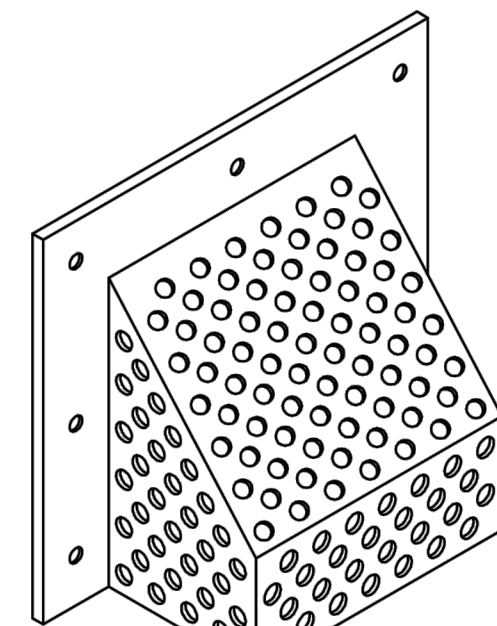
NOTES:

- JOINTS BETWEEN THE ORIFICE PLATE AND CONCRETE SUPPORT SHALL BE SEALED WITH WATERTIGHT GROUT.
- TOP OF CONTROL PLATE SHALL BE ELEV. 627.25 MINIMUM.

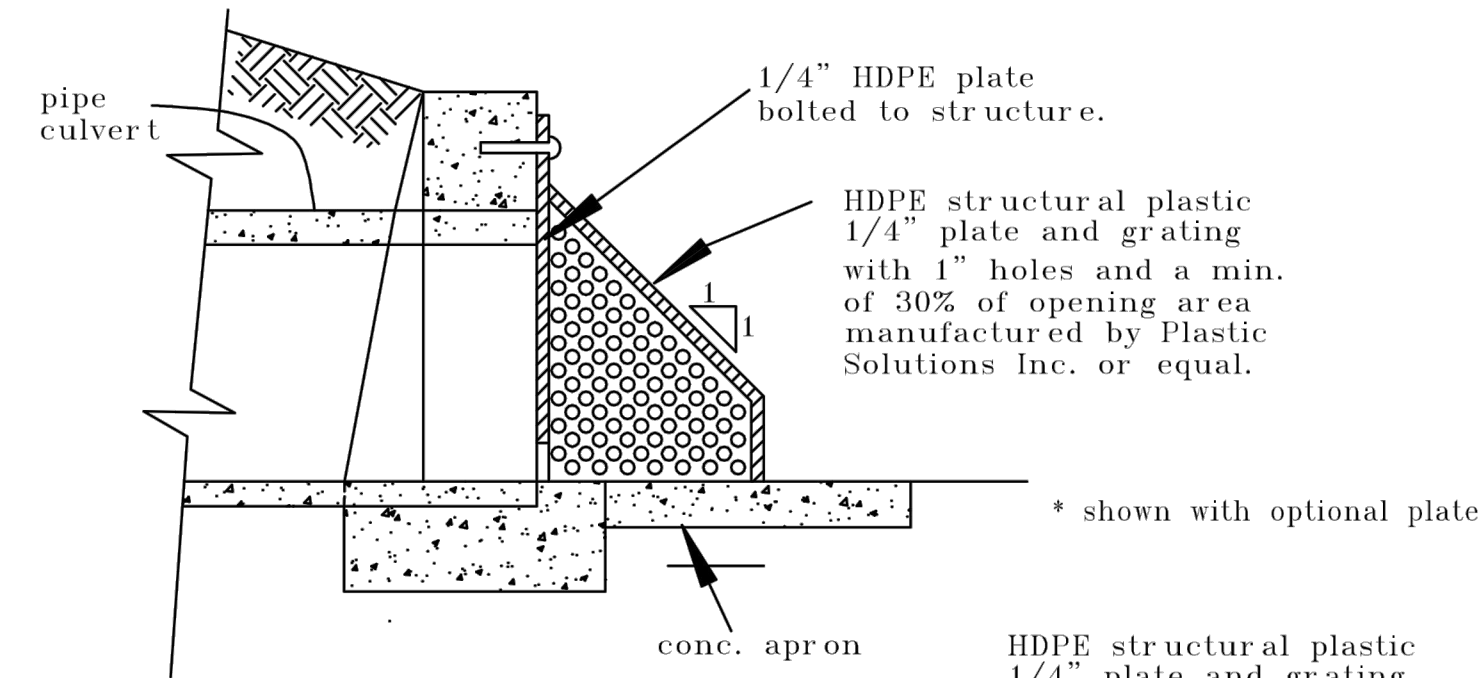


INLET TYPE M (MODIFIED)

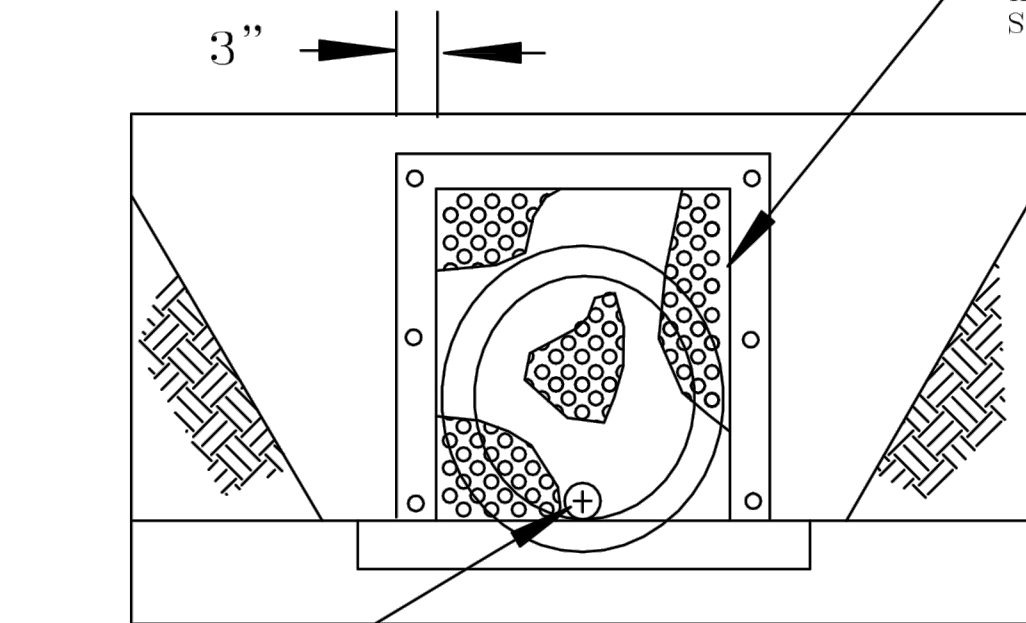
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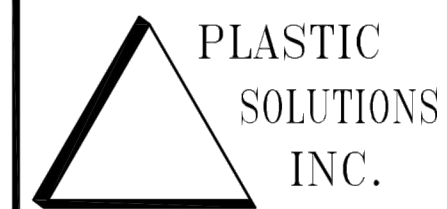
Isometric



Section



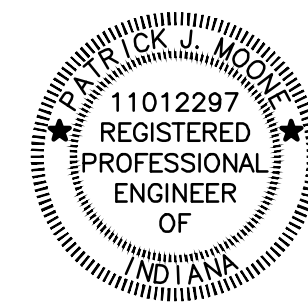
BMP TRASH RACK



P.O. Box 4386
Winchester VA 22604
877-877-5727
www.plastic-solution.com

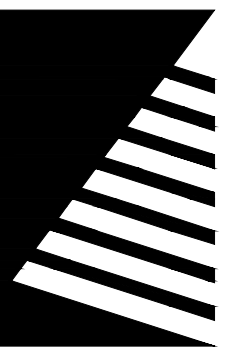
TRASH RACK DETAIL

NOT TO SCALE



10/28/15
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STORM SEWER
DETAILS

SHEET NUMBER:

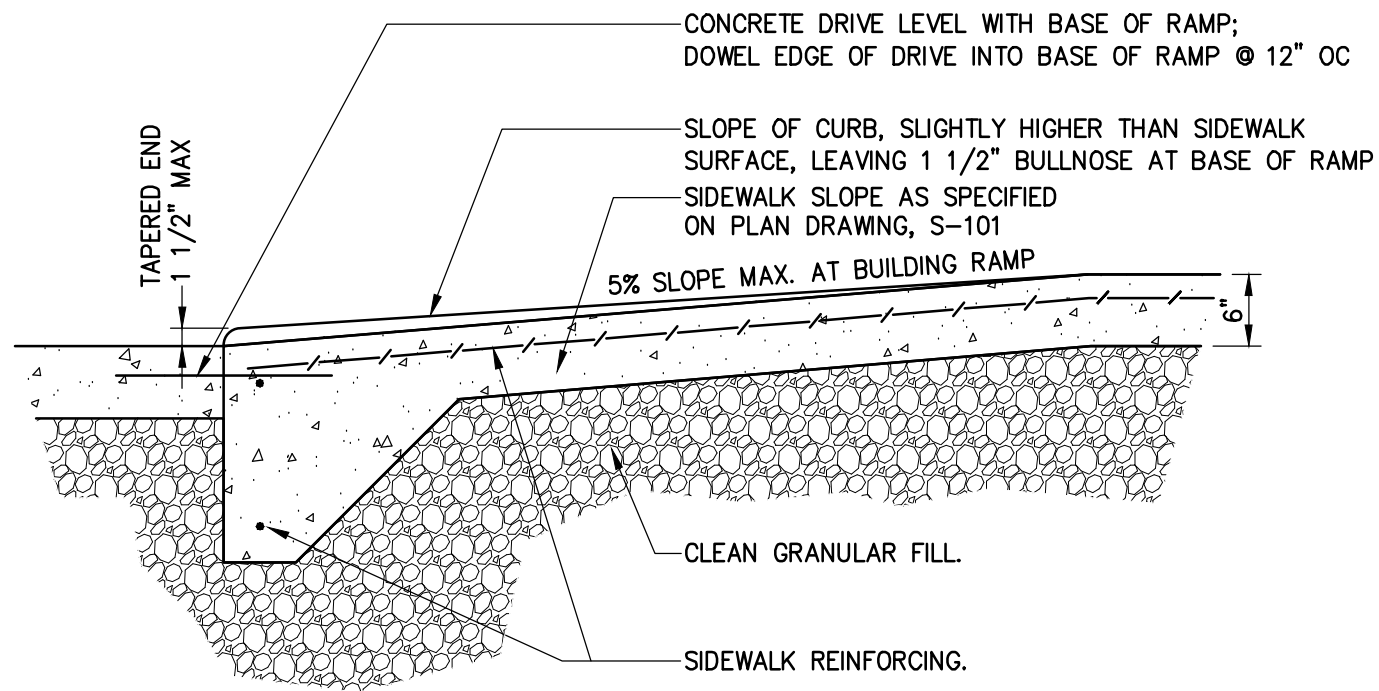
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Project No.:

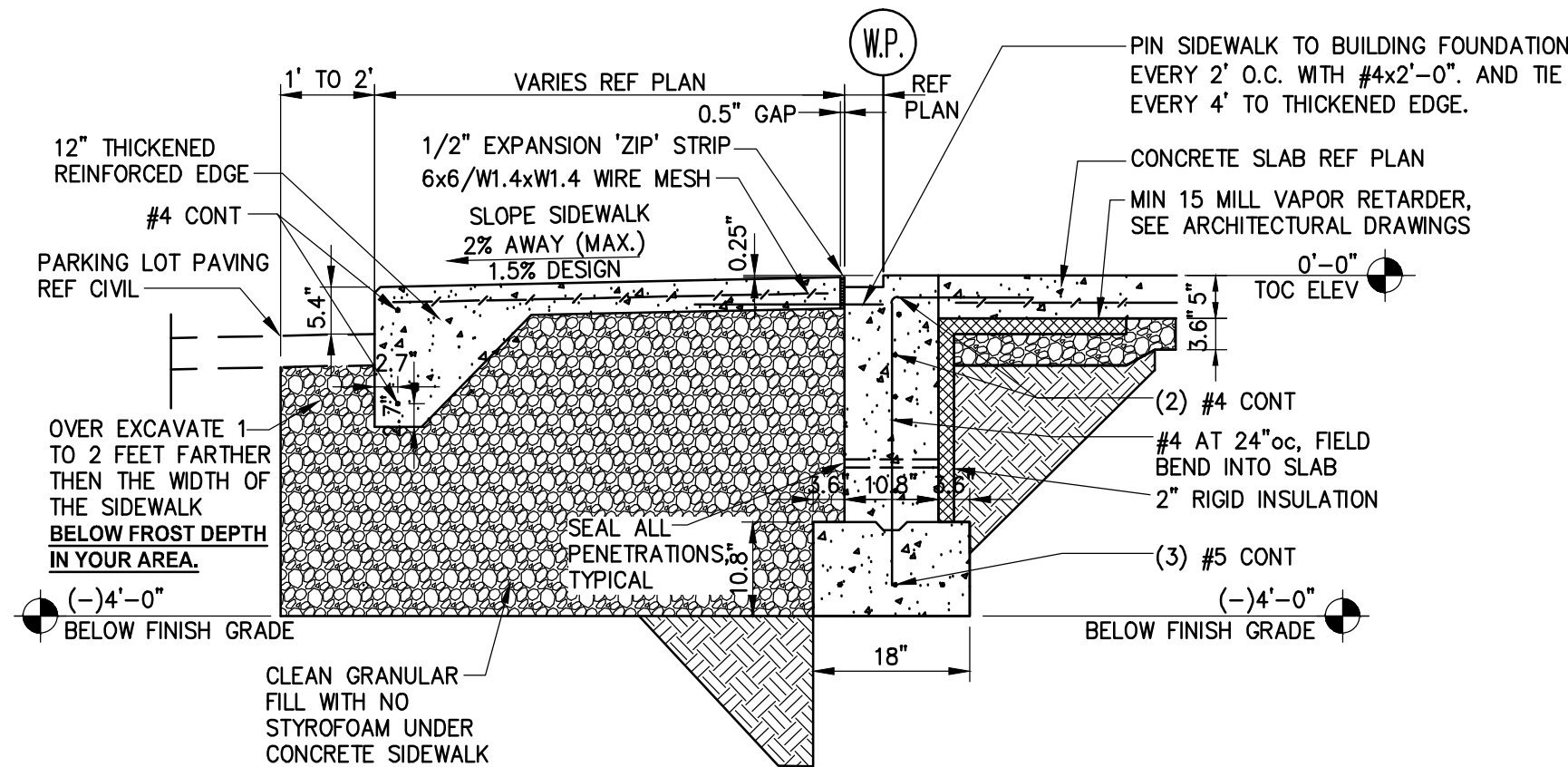
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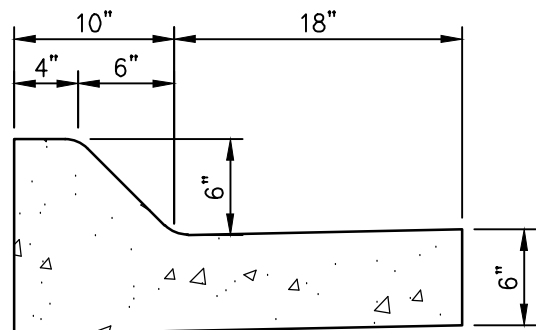
SIDEWALK SECTION RAMP DETAIL

NOT TO SCALE



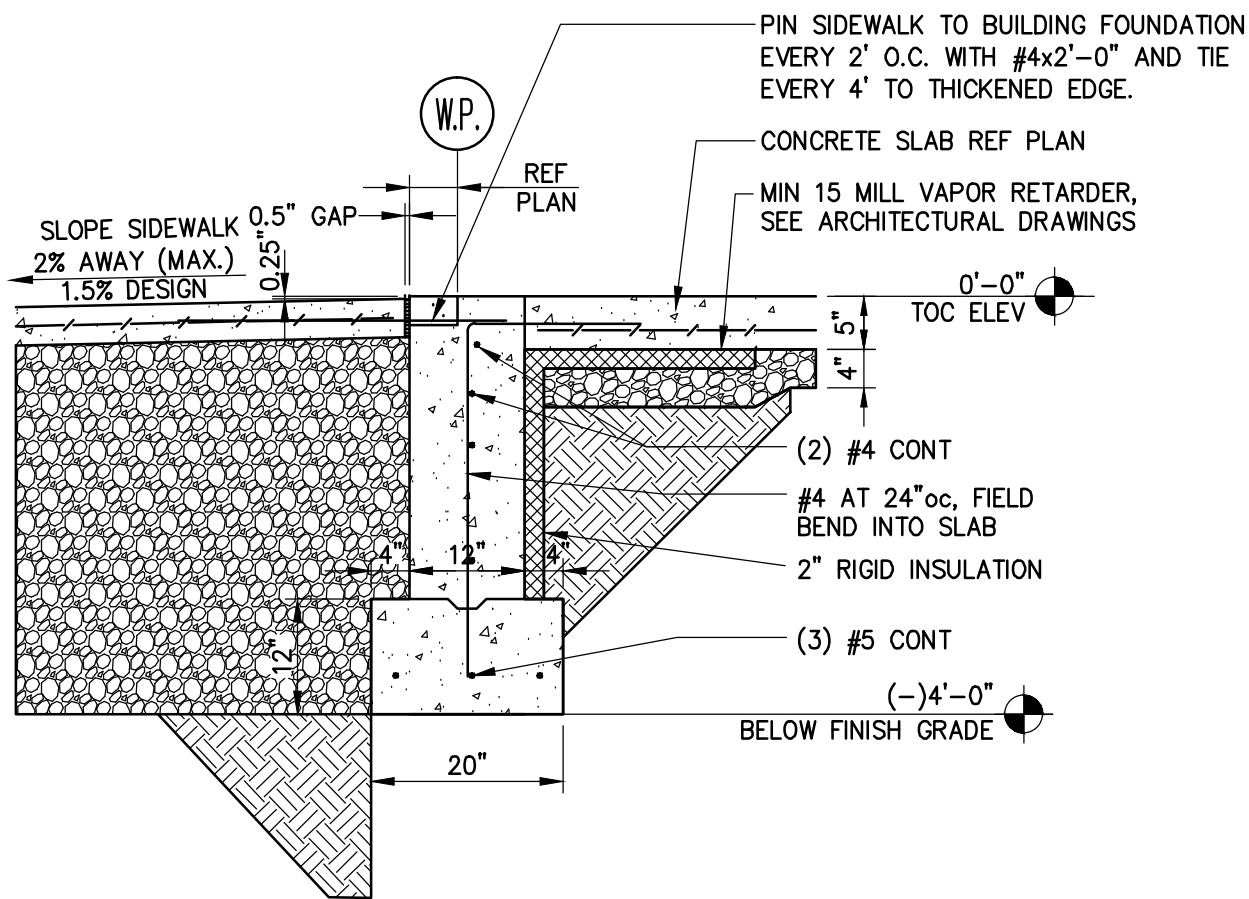
SIDEWALK TYPE SPECIAL DETAIL

NOT TO SCALE



CONCRETE CURB & GUTTER (MODIFIED)

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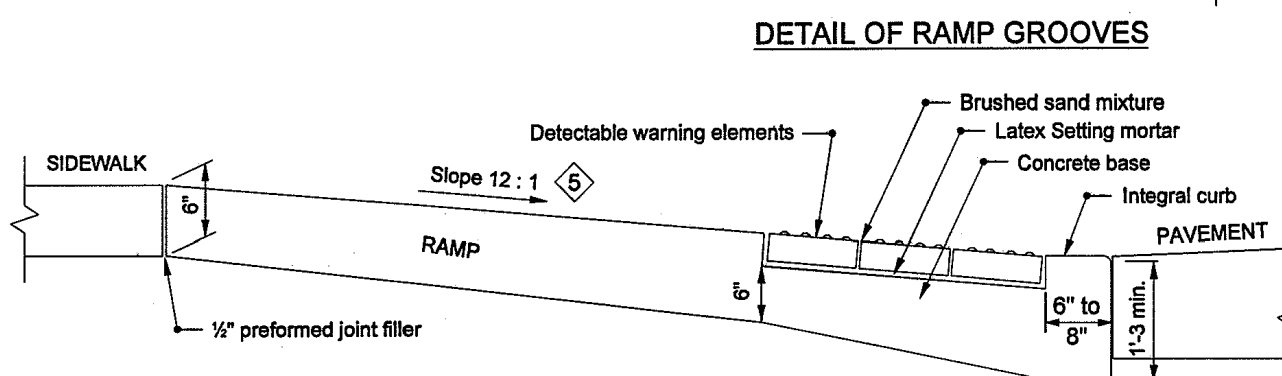
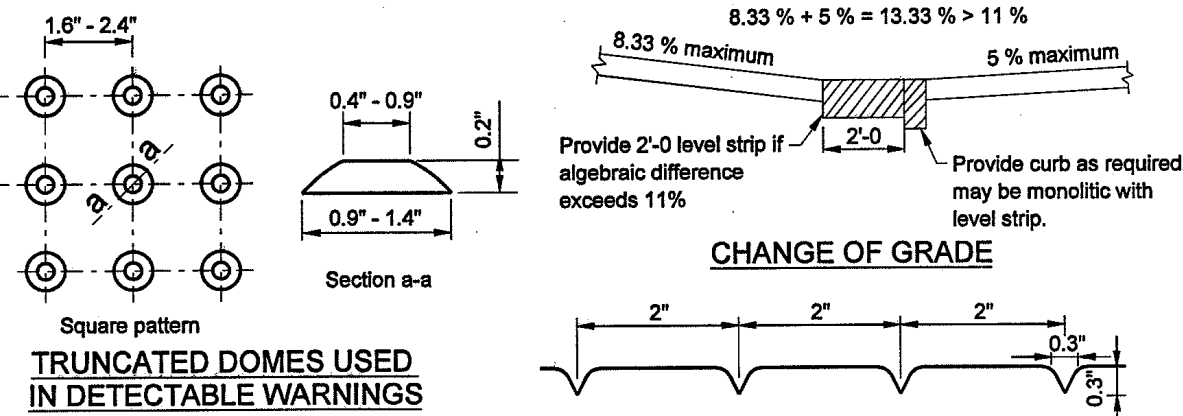


DOOR THRESHOLD DETAIL

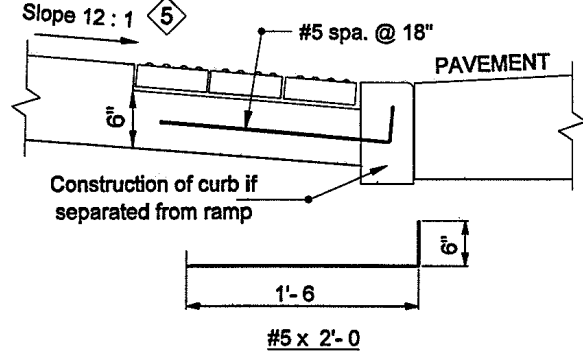
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GENERAL NOTES :

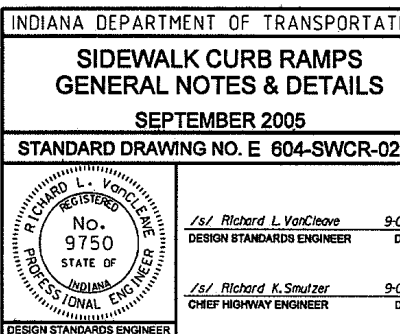
- These dimensions are based on a 6 in. curb height. They shall be proportionally adjusted for other curb heights.
- Where site infeasibility precludes construction to the width shown, such width may be decreased to a minimum of 3'-0".
- The bottom edge of the curb ramp shall be flush with the edge of adjacent pavement and gutter line.
- Landing areas at the top of curb ramps shall have maximum cross slope of 50 : 1 in any direction. When site infeasibility precludes a landing slope of 50 : 1 in any direction, the slope perpendicular to the curb face shall not exceed 50 : 1.
- If site infeasibility precludes construction to the width shown, the landing width may be decreased to 3'-0" minimum. The running slope of the curb ramp may be steepened to a maximum of 10 : 1 for a maximum 6 in. rise.
- Drainage inlets should be located uphill from curb ramps to prevent puddles at the path of travel.
- See Standard Drawing E 604-SWCR-12 for improved access on narrow sidewalks.
- Algebraic difference in grade between the base of curb ramp and the gutter shall be limited to less than 11%. If it is not practical, a 2'-0" wide level strip shall be provided. See detail sketch.
- Minimum recommended width of curb ramp is 4'-0".



RAMP AND BRICK SURFACE CONSTRUCTION DETAIL

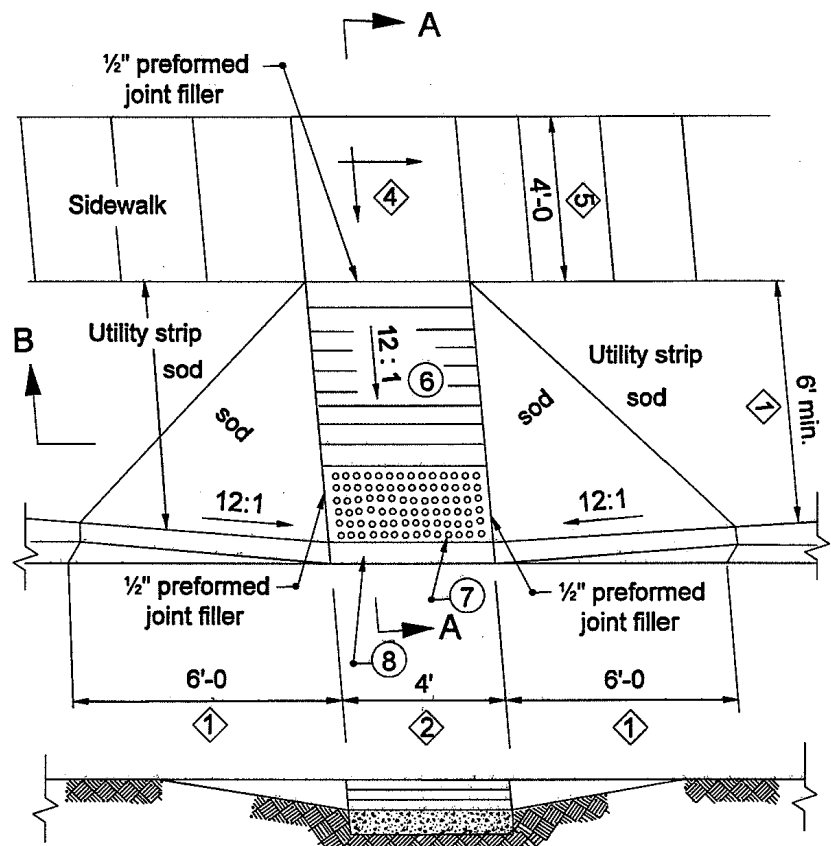


ALTERNATE CURB CONSTRUCTION

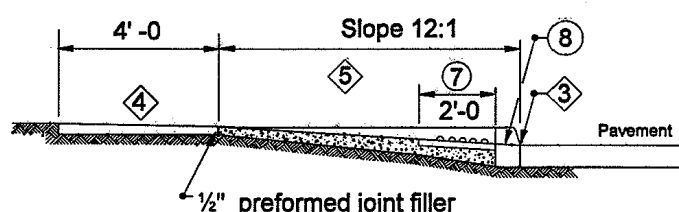


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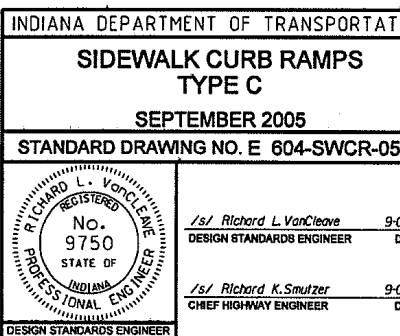
- See Standard Drawing E 604-SWCR-02 for groove details.
- See Standard Drawing E 604-SWCR-02 for details of the detectable warning surface.
- See Standard Drawing E 604-SWCR-02 for alternate curb construction.
- See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
- See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.



SECTION B-B



SECTION A-A



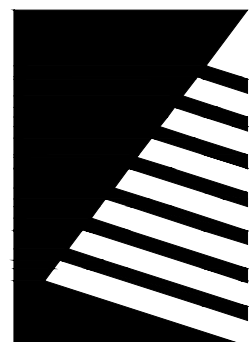
ACCESSIBLE RAMP DETAILS

NOT TO SCALE



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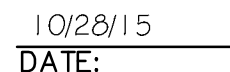
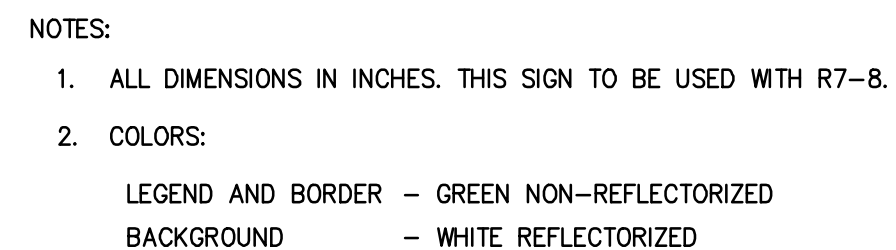
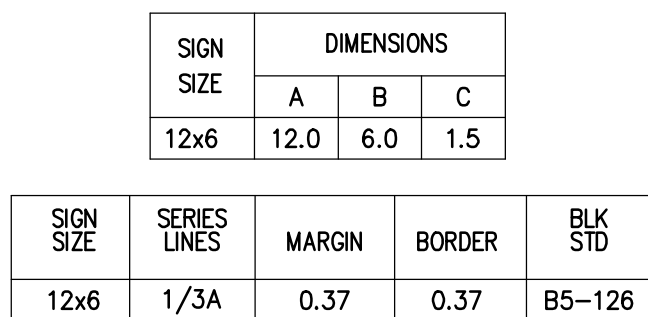
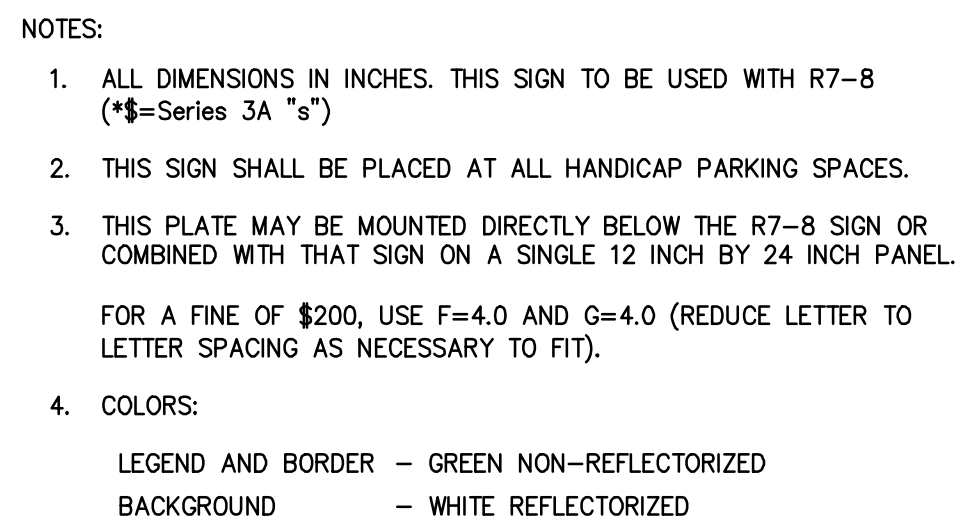
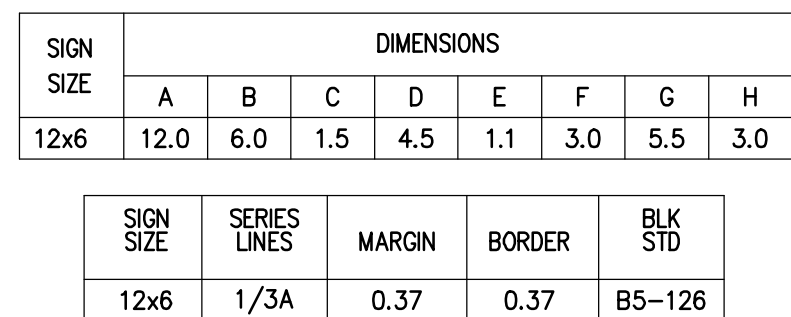
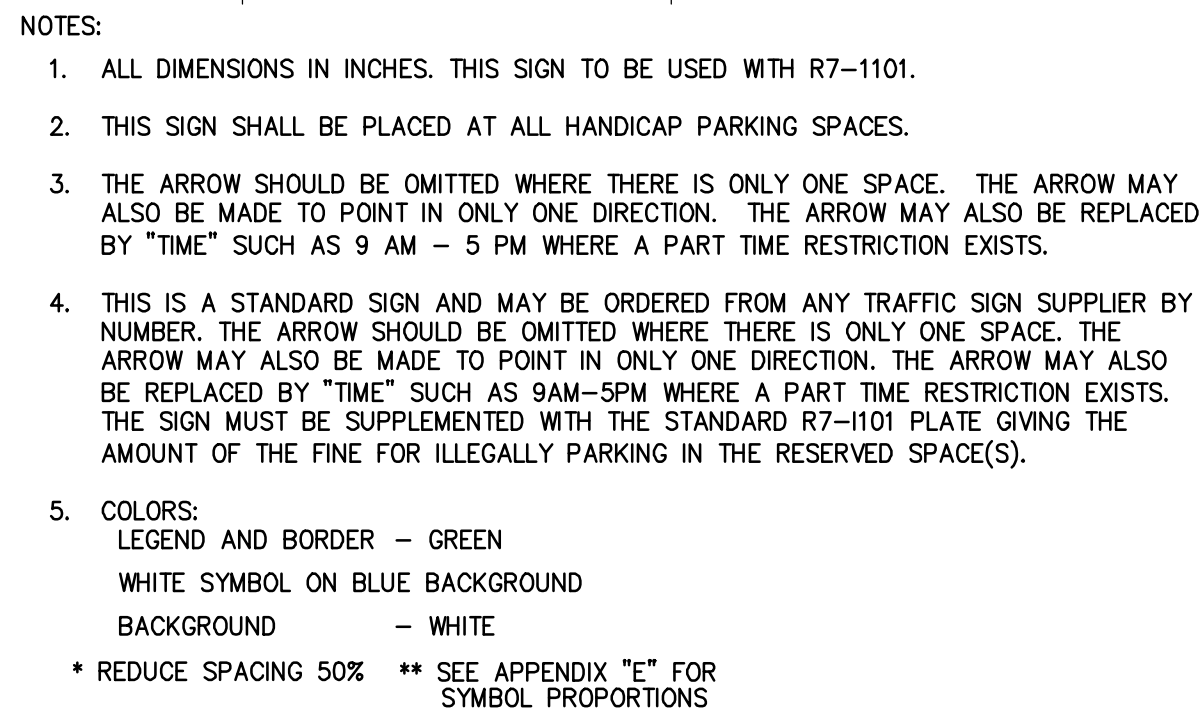
SHEET TITLE:


STANDARD SITE DETAILS

SHEET NUMBER:

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of 13

Project No.: 151019.02




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Design/Drawn:

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Book No.: - Field: -

SHEET TITLE:

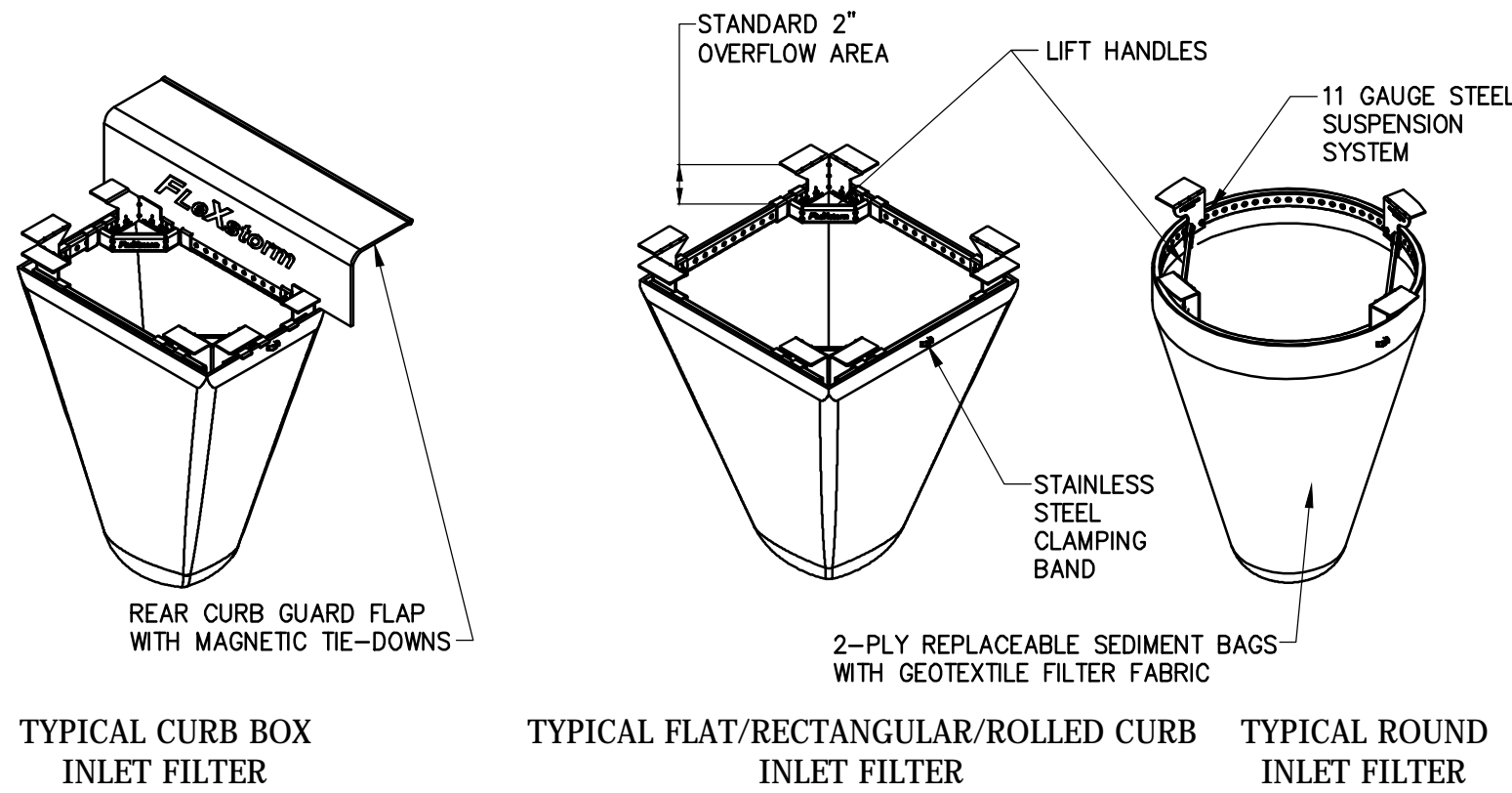
STANDARD SITE DETAILS

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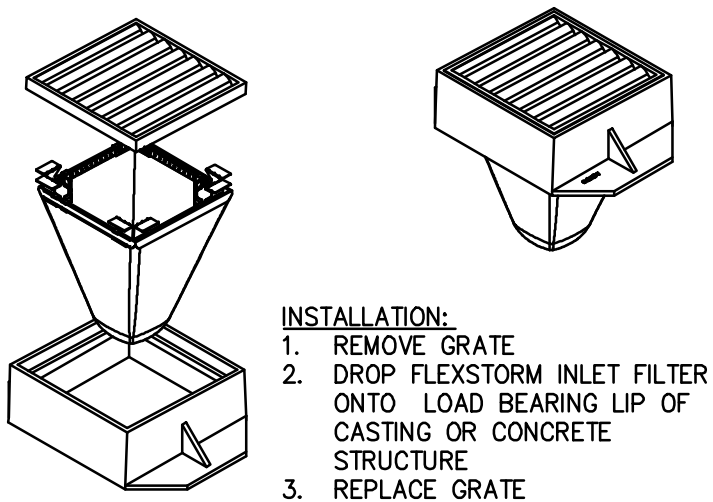
10
of 13

Project No.: 151019.02

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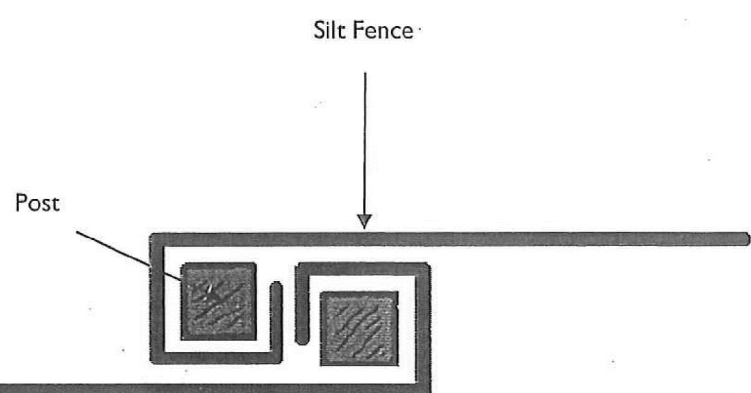
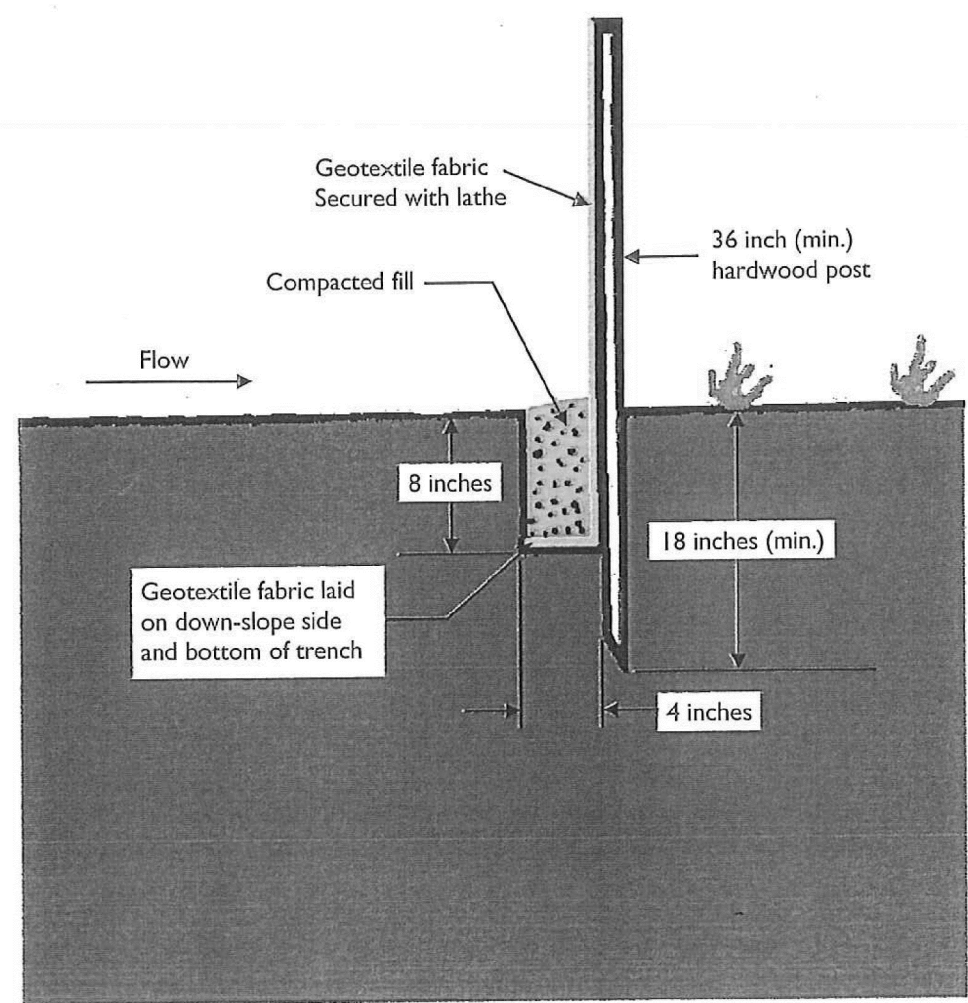


IPP FLeXstorm Inlet Filter Specifications			
Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Specs (2 ft ³ min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Gauge; Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	



IPP FLEXSTORM INLET FILTER DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

EROSION CONTROL NOTES

TEMPORARY CONSTRUCTION ENTRANCE / EXIT

INSTALLATION:

1. CLEAR AND GRUB AREA FOR THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT
2. GRADE FOUNDATION FOR POSITIVE DRAINAGE.
3. PLACE GEOTEXTILE FABRIC ON GRADED FOUNDATION
4. PLACE AGGREGATE (INDOT CA NO. 2) TO A DEPTH OF 4" AND SLOPE FOR DRAINAGE
5. TOP DRESS THE AGGREGATE WITH 2" OF INDOT CA NO. 53
6. DIVERT STORMWATER AWAY FROM THE PAD AND PUBLIC RIGHT OF WAY

MAINTENANCE

1. INSPECT DAILY
2. RESHAPE PAD AS NEEDED FOR DRAINAGE CONTROL
3. TOP DRESS WITH CA NO. 53 AS NEEDED
4. REMOVE MUD AND DEBRIS FROM PAD TO PREVENT TRACKING OF MATERIAL ONTO PUBLIC RIGHT OF WAYS
5. REMOVE THE STONE AND GEOTEXTILE FABRIC UPON COMPLETION OF PROJECT

SILT FENCE

INSTALLATION:

1. INSTALL SILT FENCE PARALLEL TO THE CONTOUR OF THE SLOPE
2. EXCAVATE AN 8" X 4" TRENCH ALONG THE SILT FENCE LINE
3. INSTALL THE SILT FENCE WITH FILTER FABRIC LOCATED ON THE UP-SLOPE OF THE TRENCH AND STAKES ON THE DOWN-SLOPE SIDE OF THE TRENCH
4. DRIVE THE STAKES AT LEAST 18" INTO THE GROUND. STRETCH THE FILTER FABRIC BETWEEN THE POSTS
5. LAY THE LOWER FOUR INCHES OF THE FILTER FABRIC ON THE BOTTOM OF THE TRENCH
6. BACKFILL THE TRENCH AND COMPACT IN PLACE.

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 DAYS
2. REPLACE THE SILT FENCE IF THE FABRIC TEARS, STARTS TO DECOMPOSE, OR OTHERWISE IS INEFFECTIVE
3. REMOVE DEPOSITED SEDIMENT WHEN THE FILTER FABRIC REACHES THE ONE-HALF POINT OR BULGES DUE TO THE ACCUMULATION OF THE SEDIMENT.

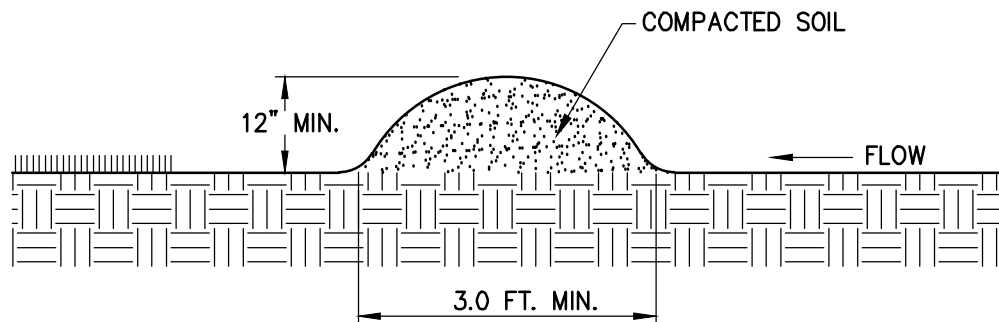
CONCRETE WASHOUT

INSTALLATION:

1. LOCATE WASHOUT AREA AND GRADE THE BASE AND REMOVE ROCKS AND OTHER DEBRIS FROM AREA.
2. INSTALL THE POLYETHYLENE LINING. THE LINING SHOULD BE INSTALLED OVER THE POOLING AREA AND WITH ENOUGH MATERIAL TO EXTEND OVER THE BERM AREA. FASTEN THE LINING WITH PINS, STAPLE OR OTHER FASTENERS.
3. PLACE FLAGS OR SAFETY FENCING AROUND THE AREA TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND TRAFFIC
4. INSTALL SIGNAGE TO IDENTIFY THE WASHOUT AREA.

MAINTENANCE

1. INSPECT DAILY AND WITHIN 24 HOURS OF A RAIN EVENT
2. INSPECT THE INTEGRITY OF THE WASHOUT AREA AND CHECK FOR LEAKS, SPILLS OR TRACKING OF SOIL BY EQUIPMENT
3. CHECK THE LINING FOR TEARS AND PUNCTURES; REPLACE IF NECESSARY
4. REMOVE AND DISPOSE OF CONCRETE THAT HAS HARDENED, AND WHEN THE BASIN REACHES 50% OF CAPACITY. DISPOSE OF THE CONCRETE IN A LEGAL MANNER
5. REPAIR THE STRUCTURE AS NECESSARY ONCE THE CONCRETE HAS BEEN REMOVED
6. INSTALL A NEW LINER AFTER EVERY CLEANING OF THE CONCRETE MATERIAL FROM THE BASIN
7. INSPECT THE CONSTRUCTION SITE REGULARLY TO MAKE SURE CONTRACTORS AND SUPPLIERS ARE USING THE WASHOUT AREA. IF VIOLATIONS ARE NOTED, CLARIFY REQUIREMENTS WITH THE OFFENDING PARTY.
8. WHEN THE WASHOUT AREA IS NO LONGER REQUIRED, DISPOSE OF ANY CONCRETE WITHIN THE BASIN AND THE LINER AS NOTED ABOVE. BACKFILL, GRADE AND STABILIZE THE WASHOUT AREA FOR FINAL USE AS DESIGNATED ON THE PLANS.



NOTES

1. 1-1/2 : 1 OR FLATTER, ALONG WITH A MINIMUM BASE WIDTH OF 3.0 FEET.
2. THE CHANNEL BEHIND THE DIKE SHALL HAVE A POSITIVE GRADE TO A STABILIZED OUTLET. IF THE CHANNEL SLOPE IS LESS THAN OR EQUAL TO 2%, NO STABILIZATION IS REQUIRED. IF THE SLOPE IS GREATER THAN 2%, THE CHANNEL SHALL BE STABILIZED PER THE ILLINOIS URBAN MANUAL.
3. THE DIVERTED RUNOFF, IF FREE OF SEDIMENT, MUST BE RELEASED THROUGH A STABILIZED OUTLET OR CHANNEL.

TEMPORARY DIVERSION DIKE

NOT TO SCALE

FLEXSTORM INLET FILTERS

INSTALLATION:

1. IDENTIFY STORM INLETS ONSITE AND OFFSITE THAT WILL NEED FILTERS. VERIFY FILTER SIZES AND INSTALL FOR INLETS AS SHOWN ON THE GRADING PLAN.
2. ENSURE INLET GRATE IS PROPERLY SEATED IN THE INLET FRAME TO HOLD THE INLET FILTER IN PLACE

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 DAYS
2. REPLACE THE INLET FILTER IF THE FABRIC TEARS, STARTS TO DECOMPOSE, OR OTHERWISE IS INEFFECTIVE
3. REMOVE DEPOSITED SEDIMENT WHEN THE INLET FILTER REACHES THE ONE-HALF OF ITS CAPACITY

PERMANENT SEEDING

INSTALLATION:

1. APPLY THE SEED UNIFORMLY THROUGH THE USE OF A BROADCAST SEEDER
2. ENSURE GOOD SEED TO SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER
3. MULCH THE SEEDED AREAS

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 DAYS
2. CHECK FOR EROSION OF SOIL OR MULCH; REPLACE OR REPAIR AS NECESSARY
3. FERTILIZE AFTER ONE YEAR AS NECESSARY TO HELP MAINTAIN AND ESTABLISH GROWTH

TEMPORARY SEEDING

INSTALLATION:

1. SELECT SEED MIXTURE BASED UPON NEED AND TIME OF YEAR TO BE INSTALLED. REFER TO TABLE 1 ON PAGE 32 OF THE INDIANA SWQM
2. APPLY THE SEED UNIFORMLY WITH A BROADCAST SPREADER
3. APPLY MULCH COVER

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 DAYS
2. CHECK FOR EROSION OF SOIL OR MULCH; REPLACE OR REPAIR AS NECESSARY
3. MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80% DENSITY). RESEED, FERTILIZE AND APPLY MULCH IF NECESSARY.

COMPOST MULCHING

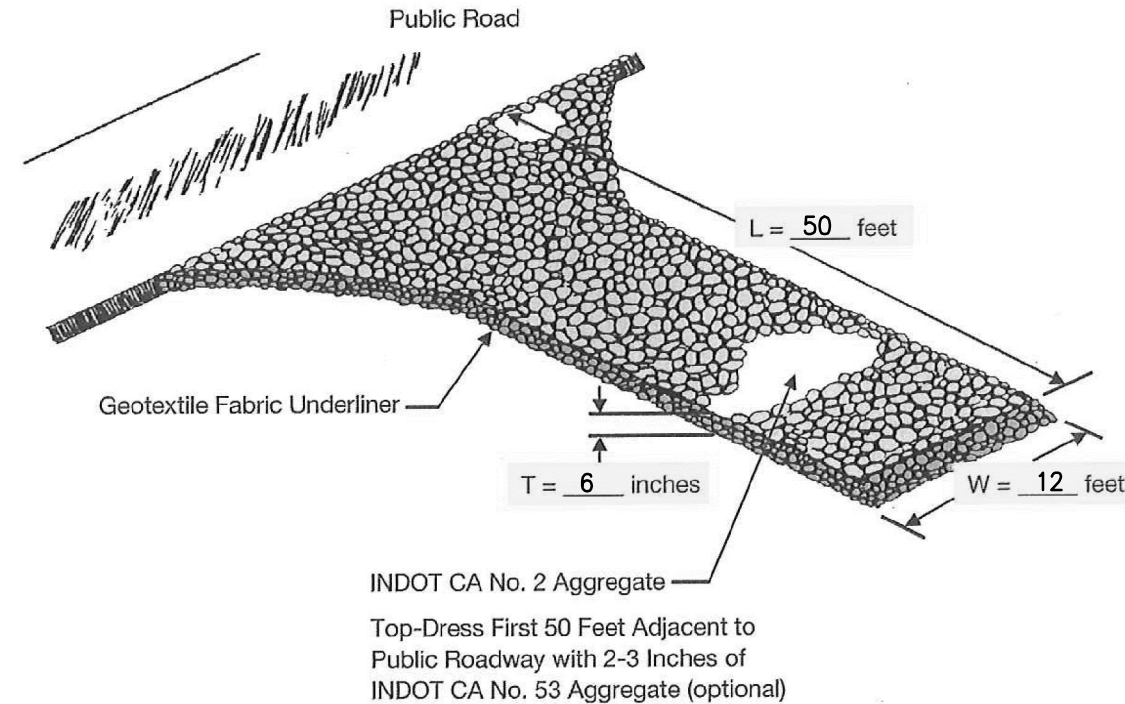
INSTALLATION

1. REMOVE EXISTING ROCKS, LARGE SOIL CLOUDS, STUMPS, ROOTS AND EXISTING VEGETATION
2. SCARIFY SLOPE AREA
3. AERATE AREAS TO BE COVERED BY MULCH
4. BROADCAST A MINIMUM OF 1 POUND OF NITROGEN, 1/2 POUND OF PHOSPHOROUS AND 1/4 POUND OF POTASH PER 1000 SF OF AREA
5. APPLY COMPOST TO AREA WITH A PNEUMATIC BLOWER WITHIN 3 DAYS OF AERATION. APPLY SEED AT TIME OR INSTALLATION IF REQUIRED.
6. WATER COMPOST MULCH FOR A PERIOD OF 60 DAYS FOLLOWING APPLICATION.
 - a. MIST BLANKET FOR FIRST SEVEN DAYS THEN EVERY THREE DAYS FOR THE 60 DAY PERIOD
 - b. MAINTAIN MOISTURE CONTENT AT 40-60%

MAINTENANCE

1. INSPECT THE MULCH AREA WITHIN 24 HOURS OF A RAINFALL EVENT AND AT LEAST EVERY 7 DAYS
2. REPAIR ERODED AREAS
3. RESEED IF APPLICABLE

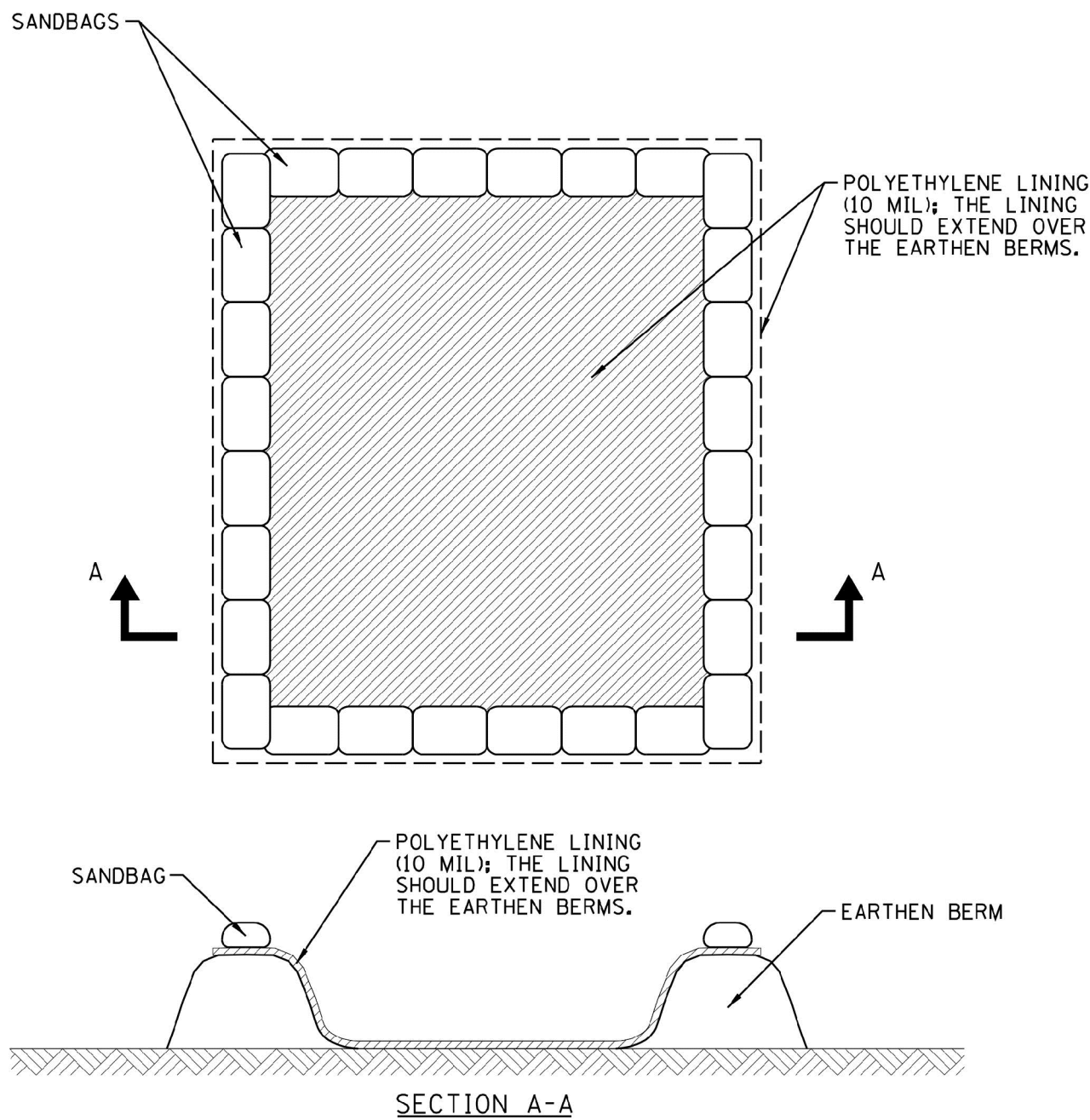
Temporary Construction Ingress/Egress Pad (Large Sites – Two Acres or Larger)



L = Ingress/Egress Pad Length
W = Ingress/Egress Pad Width
T = Aggregate Thickness

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

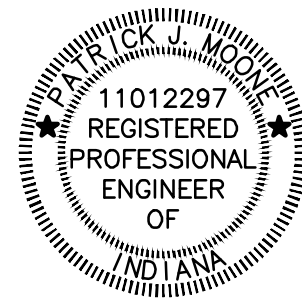


NOTES:

1. LAYDOWN YARD CONCRETE WASHOUT TO BE USED FOR DRUM WASHOUT.
2. LAYDOWN YARD CONCRETE WASHOUT SHALL BE SIZED TO CONTAIN APPROXIMATELY 4000 GALLONS/DAY AND TO CONTAIN RUNOFF THAT DRAINS TO AND ENTERS THE SYSTEM FOR A TWO-YEAR FREQUENCY, 24-HOUR STORM EVENT AND FOR A MINIMUM 12-INCH FREEBOARD PER THE INDIANA STORM WATER QUALITY MANUAL.
3. SIGNS TO BE INSTALLED PER INDIANA STORM WATER QUALITY MANUAL.

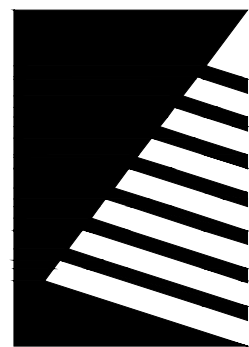
CONCRETE WASHOUT AREA DETAIL

NOT TO SCALE



10/28/15
DATE:

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- Field: -

SHEET TITLE:

EROSION CONTROL & MISCELLANEOUS DETAILS

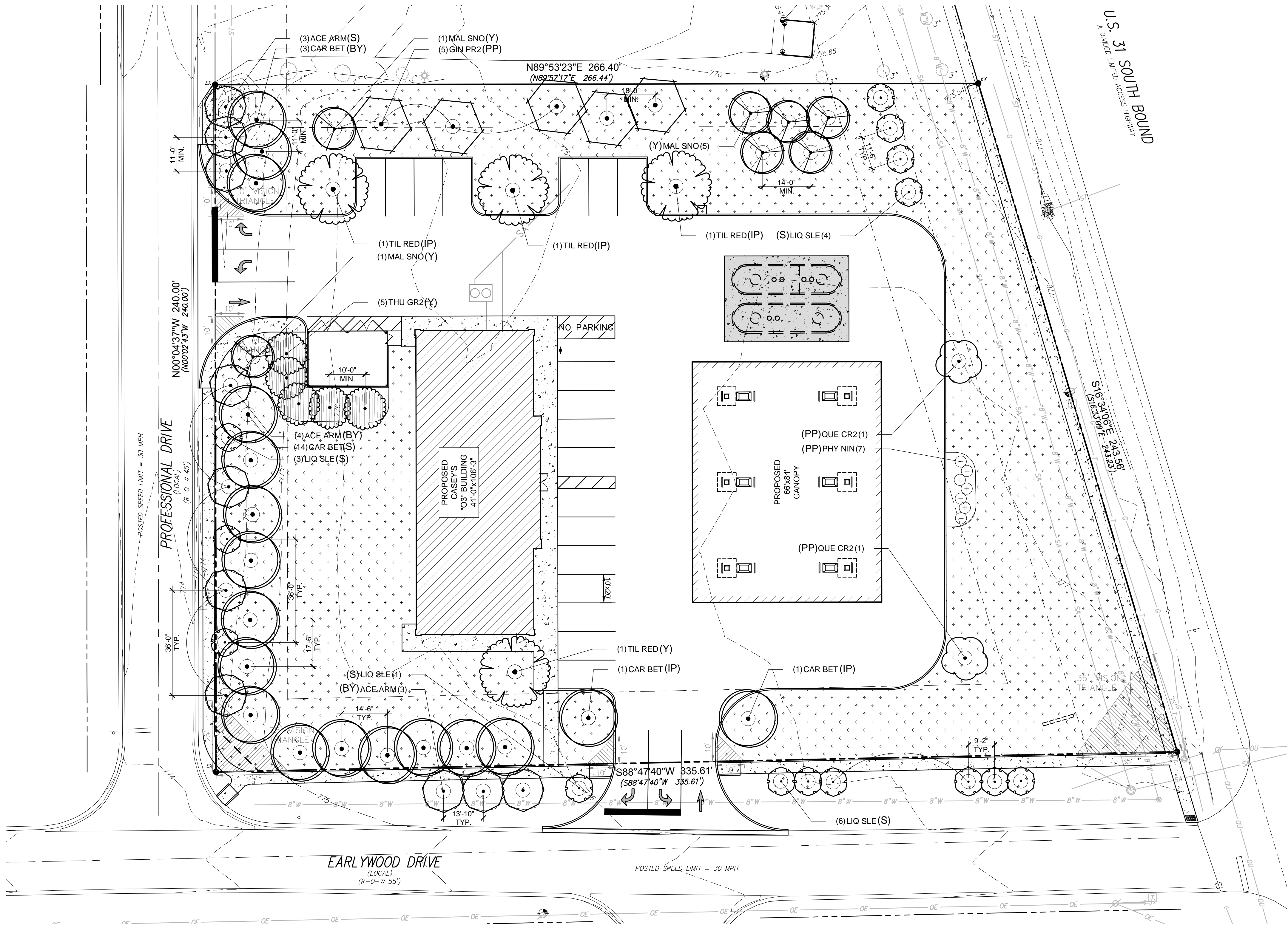
SHEET NUMBER:

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151019.02

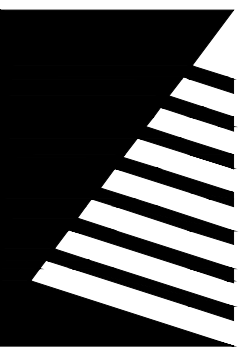
I:\gchh\1\151019.00 - Casey's Franklin - US 31, IN\g\Site Construction Plans\Landscape Plan\2015-1028\Casey's-Franklin IN - LANDSCAPE PLANS.dwg | 10/29/2015 2:20 PM |



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACE ARM	10	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal
CAR BET	18	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2.5" Cal
GIN PR2	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal
LIQ SLE	14	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	2.5" Cal
MAL SNO	7	Malus x 'Snowdrift'	Snowdrift Crab Apple	2.5" Cal
QUE CR2	2	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	2.5" Cal
THU GR2	5	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	5" Tall
TIL RED	4	Tilia americana 'Redmond'	Redmond American Linden	2.5" Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PHY NIN	7	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	18" Tall

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TUR WA2	32,593 sf	Turf Seed Water Saver with RTF	Water Saver Rhizomatous Tall Fescue	Seed	



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Book No.: - Field: -

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

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of 13

Project No.: 151019.02

PLANTING GENERAL NOTES

GENERAL:

1. (SITE CONDITIONS) – THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. (DETAILS) – ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
3. (WARRANTY/REPLACEMENTS) – PROVIDE A ONE YEAR WRITTEN WARRANTY ON ALL PLANT MATERIAL. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD. PLANTS THAT ARE IDENTIFIED AS BEING REPLACED SHALL BE REMOVED IMMEDIATELY FROM THE SITE BY THE CONTRACTOR. REPLACEMENT PLANTS SHALL BE INSTALLED AS SOON AS THEY ARE AVAILABLE, PROVIDED THE WEATHER AND SEASON ARE CORRECT FOR INSTALLATION. UPON NOTICE TO REPLACE PLANT MATERIAL THE CONTRACTOR SHALL PROVIDE THE OWNER A SCHEDULE FOR THE REPLACEMENTS TO TAKE PLACE. SHOULD THE CONTRACTOR FAIL TO REMOVE AND REPLACE THE PLANT MATERIAL PER THAT SCHEDULE THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED.
4. (DISCREPANCIES) – IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN. ALL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO BUILD WHAT IS SHOWN ON THE PLANS IF THERE ARE ANY DISCREPANCIES IN THE LABELING.
5. (LAYOUT) – SCALE FROM THE DRAWING AND STAKE THE LOCATIONS OF ALL SPADE EDGING, SHADE TREES, AND EVERGREEN TREE AND RECEIVE OWNER APPROVAL PRIOR TO INSTALLATION.
6. (LAYOUT) – VERIFY EXISTING UTILITIES PRIOR TO INSTALLATION.

PLANT MATERIAL:

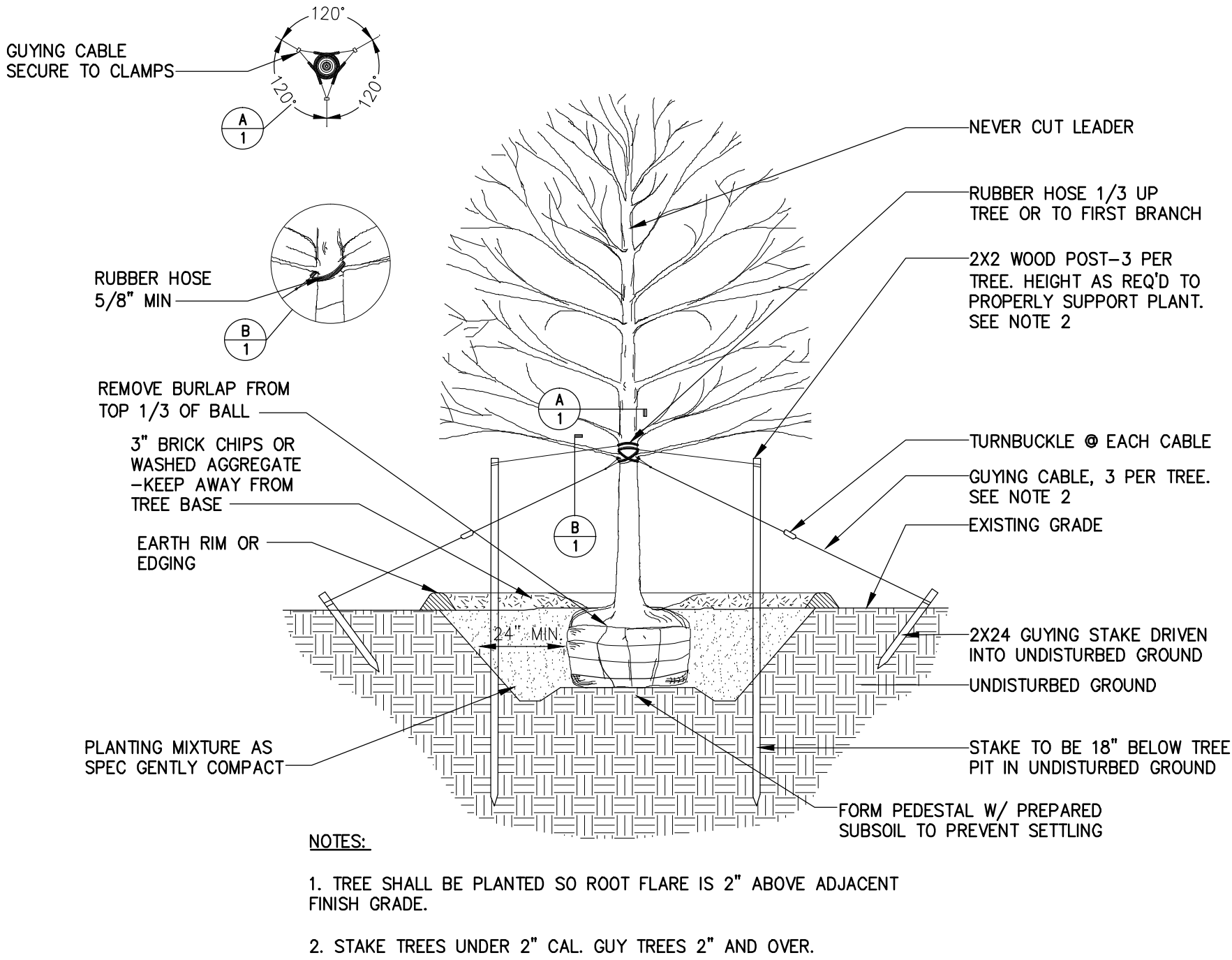
1. (SUBSTITUTIONS) – PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. (LAYOUT/SPACING) – PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
3. (PLANTING MIX) – FOR BIDDING PURPOSES ONLY, PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (pH OF 5.5 TO 7.0) AT A 3:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. FORM PLANTING MIX IN PLANTING BEDS BY SPREADING 12" OF TOPSOIL AND 2" OF COMPOST AND ROTOTILLING THOROUGHLY. FINAL RATIOS OF COMPOST TO TOPSOIL WILL BE DETERMINED BY SOIL ANALYSIS REPORTS.
4. (PLANT QUALITY) – ALL PLANTS SHALL BE NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD AS DEFINED BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 LATEST AVAILABLE EDITION, OR THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. (PLANT SIZES) – THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.

SITE:

1. (SITE CONDITIONS) – THE CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE SCOPE OF WORK, SOIL, LOCATION OF UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK. PROPOSED PLANTINGS SHALL NOT BE INSTALLED WITHIN 5' OF ANY WATER, SANITARY OR STORM MAINS.
2. (GRADING) – FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT, SHREDDED HARDWOOD MULCH, AND LAWN INSTALLATION.
3. (CONSTRUCTION DAMAGE) – CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
4. (SITE PREPARATION) – REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
5. (SEEDING) – SPREAD INDOT SEED MIXTURE GRASS TYPE 1 AND MULCH PER SECTION 621.05 OF THE "STANDARD SPECIFICATIONS", 2012 EDITION.
6. (LAWN SEEDING TIMES) – SOD AND SEED LAWN PLANTING TIMES: APRIL 1 TO JUNE 1 OR AUGUST 15 TO OCTOBER 15.

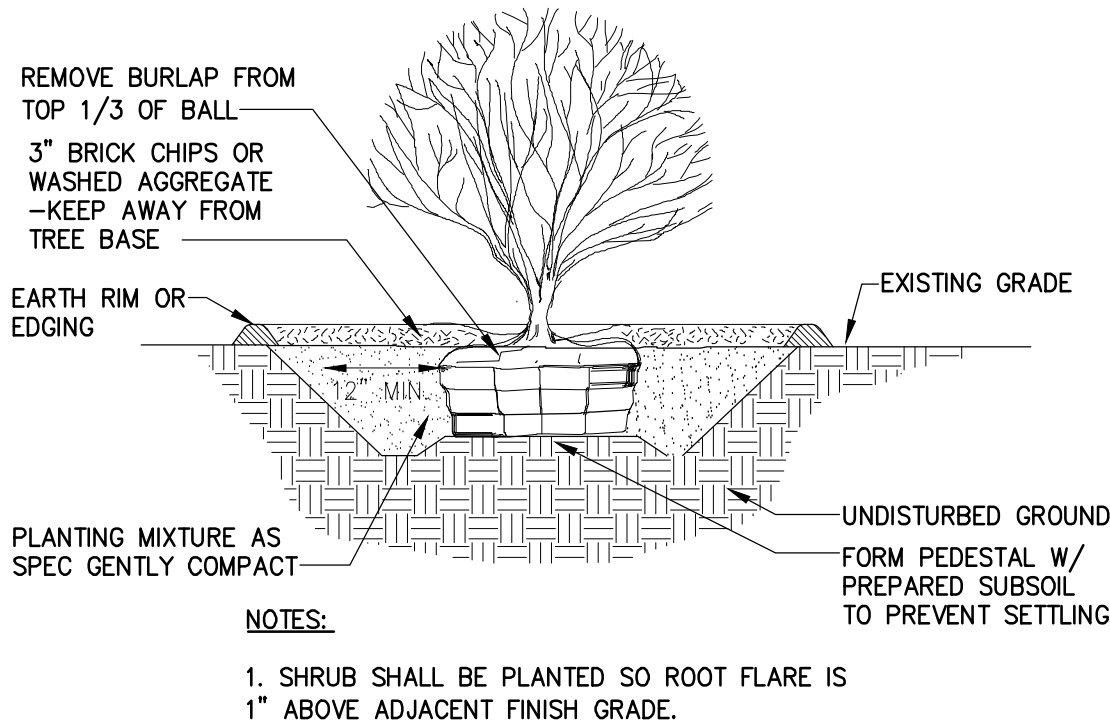
MAINTENANCE:

1. (PLANT MATERIAL) – MAINTAIN ALL PLANT MATERIAL PER SPECIFICATIONS. THIS INCLUDES THE 60 DAY MAINTENANCE PERIOD AFTER THE DATE OF SUBSTANTIAL COMPLETION. UPON RECEIVING SUBSTANTIAL COMPLETION OF THE WORK THE CONTRACTOR SHALL PREPARE A WRITTEN MAINTENANCE SCHEDULE FOR THE NEXT 60 DAYS AND REVIEW IT WITH THE OWNER. SHOULD THE CONTRACTOR FAIL TO PROVIDE THIS SCHEDULE OR PERFORM THE MAINTENANCE OF THE PLANT MATERIAL THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED.
2. (LAWN) – MAINTAIN SEEDED LAWNS BY WETTING, WATERING, REMULCHING, RESEEDING/SODDING, AND ROLLING AS REQUIRED TO GROW A HEALTHY LAWN FOR 60 DAYS AFTER SUBSTANTIAL COMPLETION. AT END OF MAINTENANCE PERIOD, IF SELECTED, LAWN WILL BE REVIEWED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS TO CORRECT LAWN TO SATISFACTION OF OWNER'S REPRESENTATIVE. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW GROUND. FOR THE ENTIRE MAINTENANCE PERIOD OF SEEDED LAWN (AFTER FIRST WEEK), WATER WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE SO TURF IS UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES.



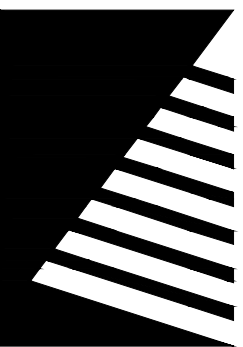
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



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MARKETING COMPANY

CITY OF FRANKLIN
JOHNSON CO., INDIANA

Date: 10-28-15

Design/Drawn:

Reviewed: PJM

Book No.: - Field: -

SHEET TITLE:

LANDSCAPE PLAN
NOTES AND DETAILS

SHEET NUMBER:

13
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